

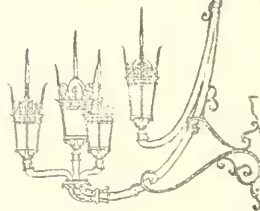
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LIBRARY



Government
Documents

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2433

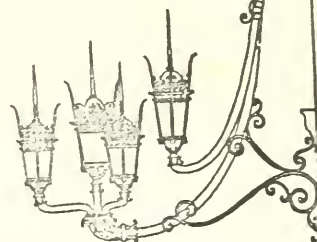
PUBLIC SAFETY CENTER

PARCEL A-1, DUDLEY

URBAN DESIGN AND PLANNING ISSUES

T. 100 - 1000
A-100

BOSTON
PUBLIC
LIBRARY



DRAFT

For Discussion Only

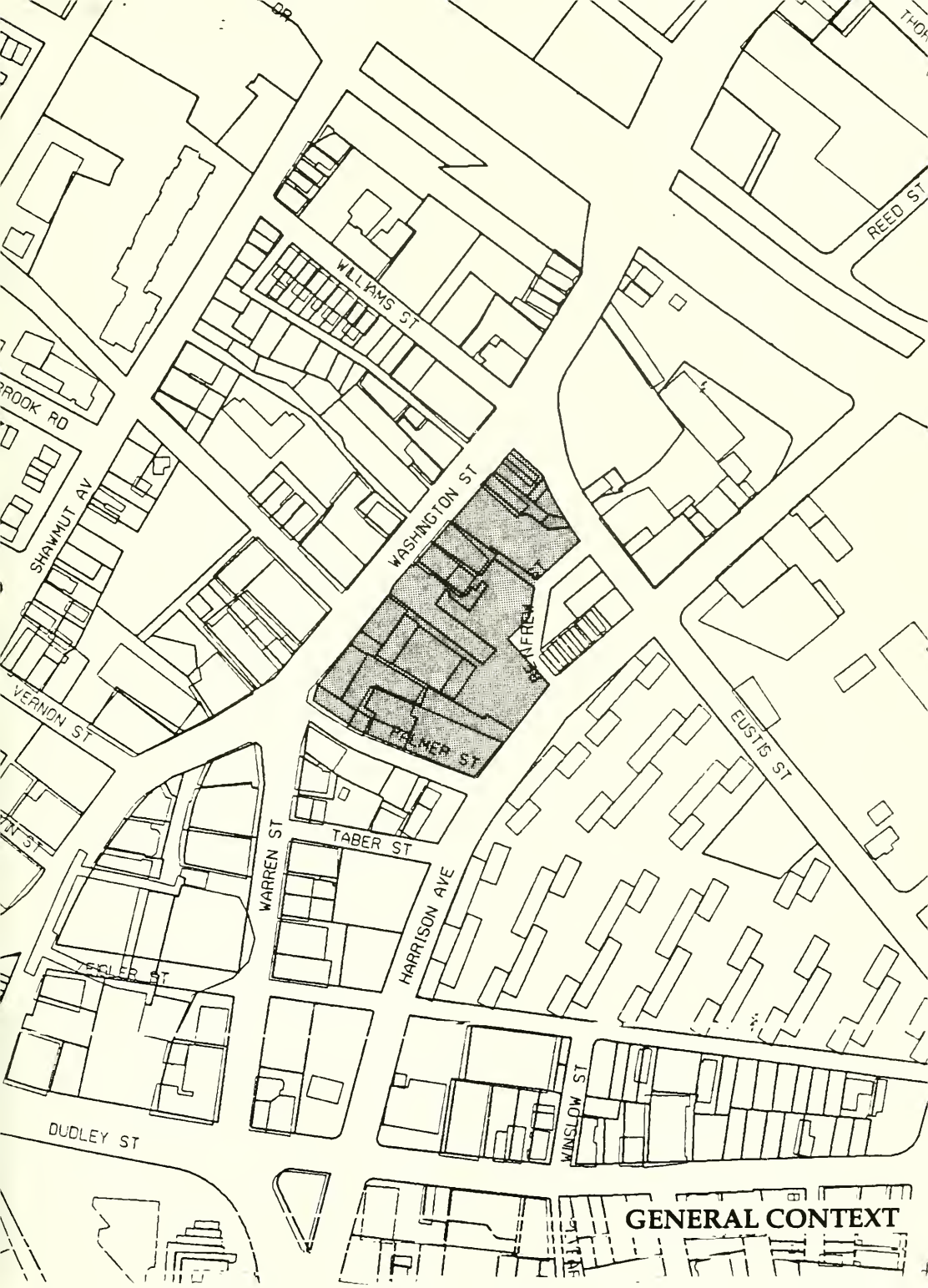
JULY, 1989

TABLE OF CONTENTS

- I. PARCEL A-1, DUDLEY
- II. 15 BEACON STREET
- III. POLICE HEADQUARTERS
154 BERKELEY STREET
- IV. FIRE DEPARTMENT HEADQUARTERS
115 SOUTHAMPTON STREET

I

PARCEL A-1, DUDLEY



GENERAL CONTEXT



OLD ROXBURY
BURYING GROUND
(ELIOT CEMETERY)

8165 S.F.

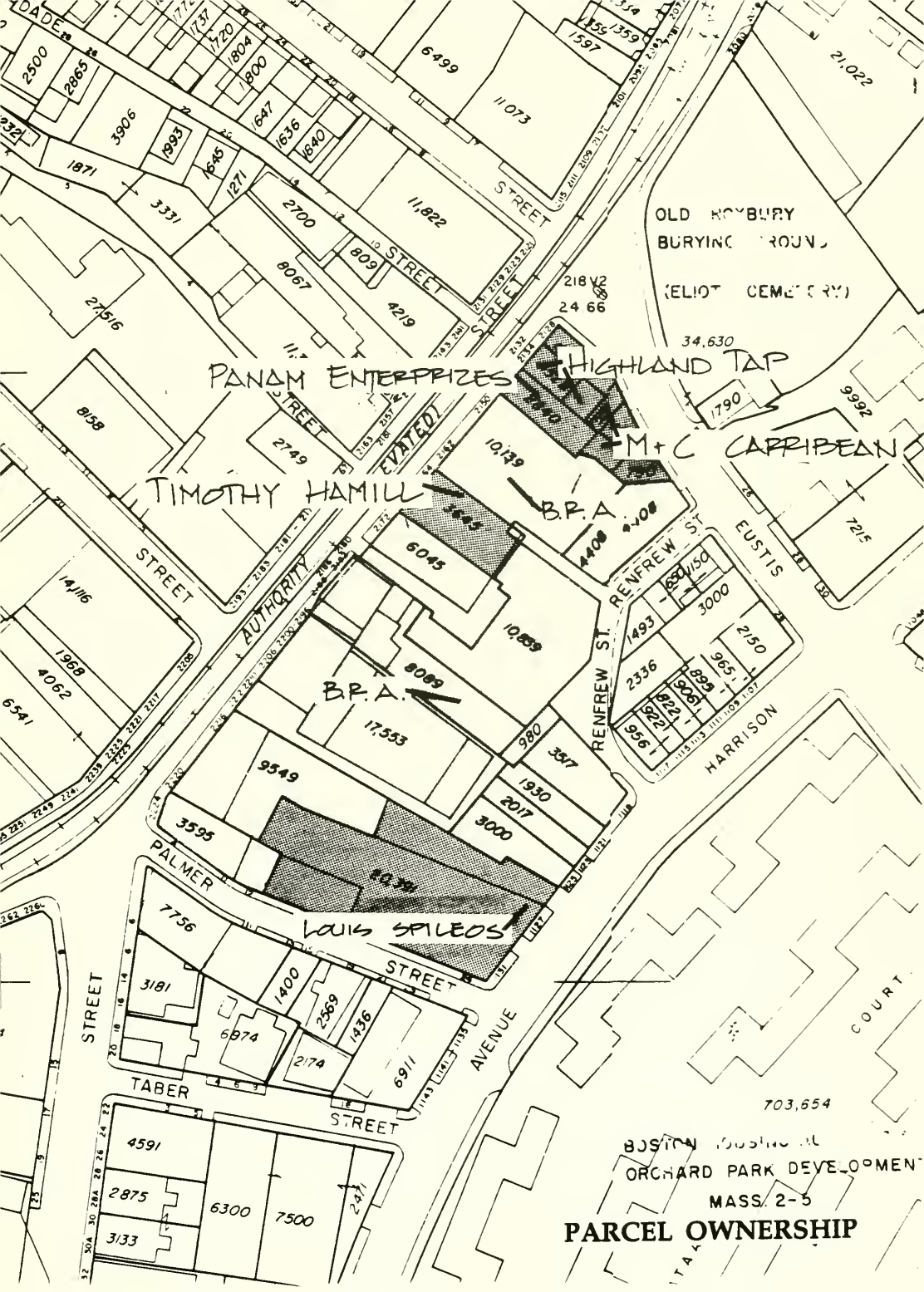
3645 S.F.

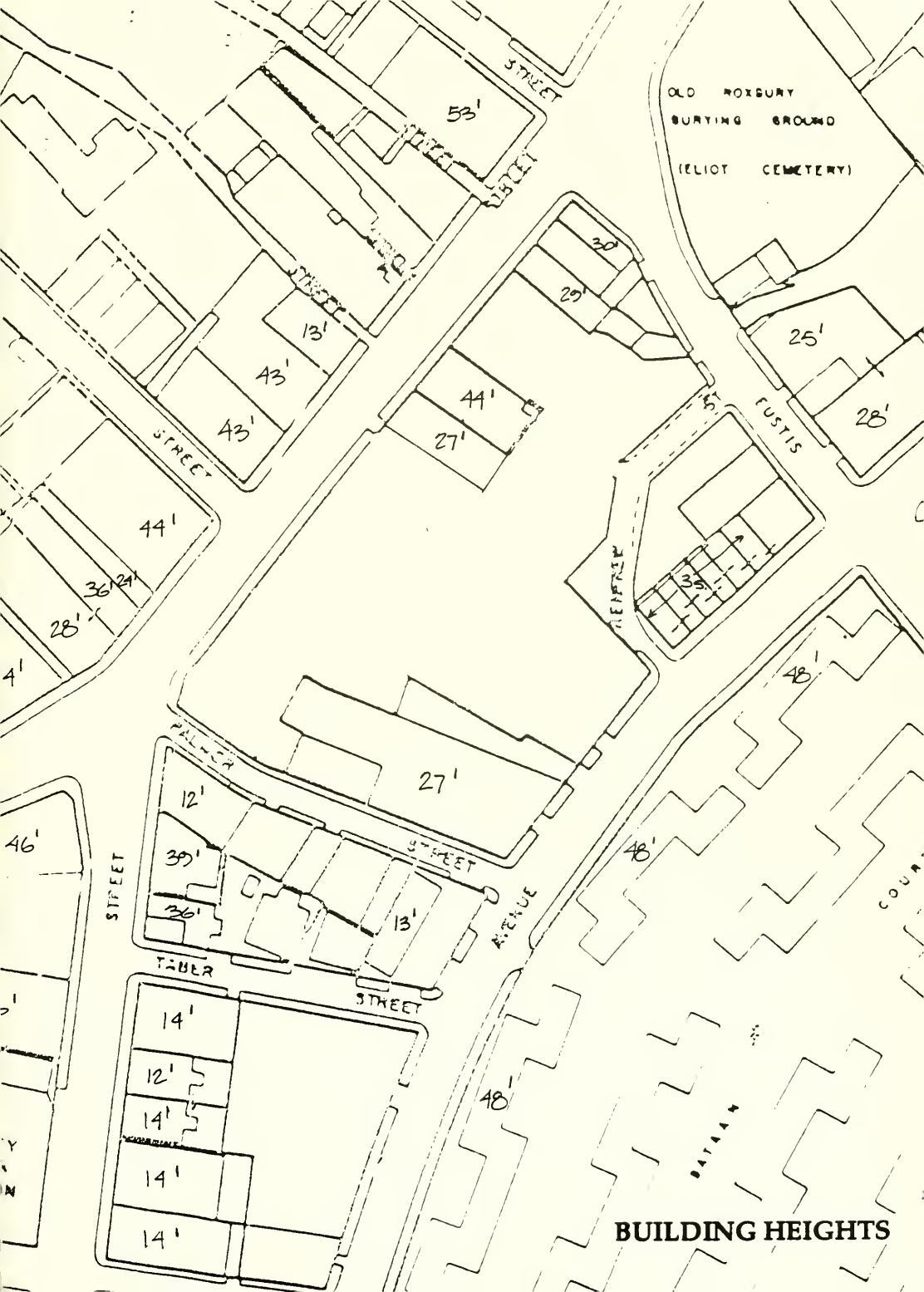
81,661 S.F.

20,391 S.F.

TOTAL SQUARE FOOTAGE
COMBINED = 113,862 S.F.

PARCEL SIZE





OLD ROXBURY
BURYING GROUND
(ELIOT CEMETERY)



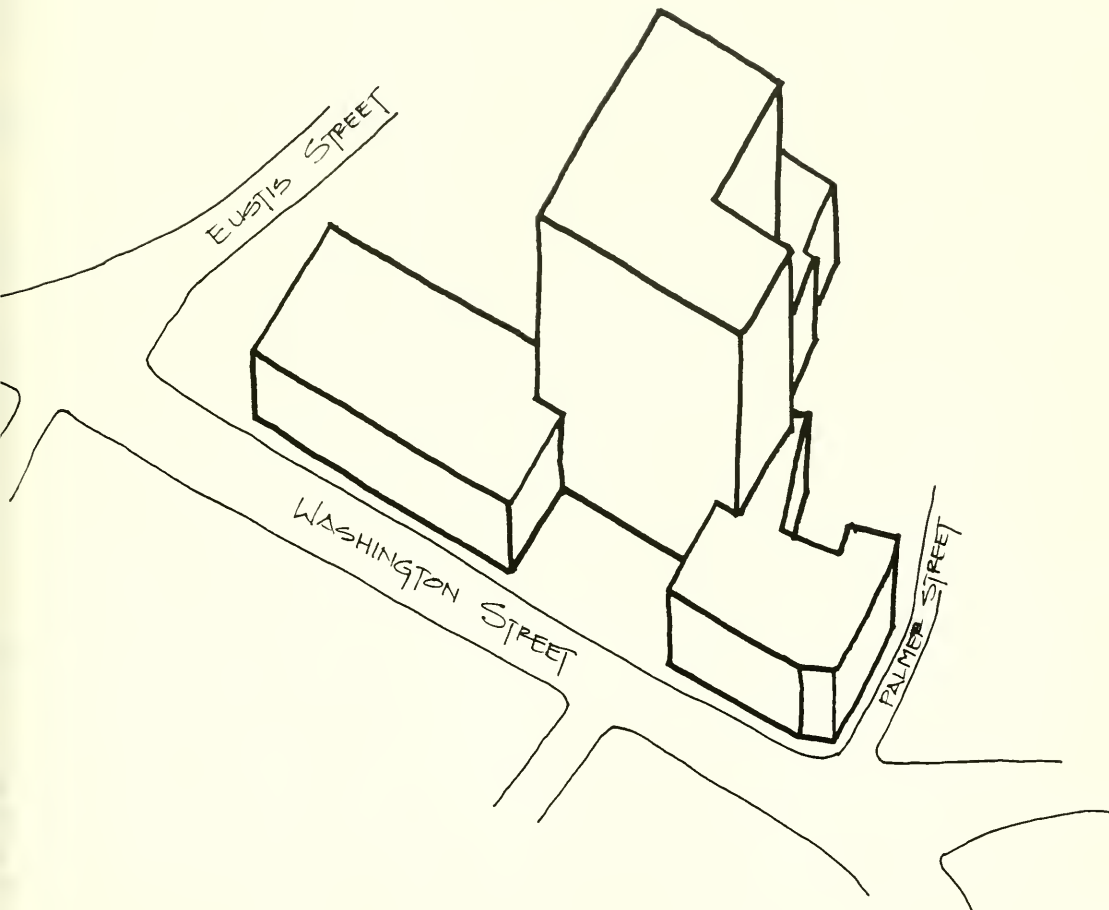
LAND USE

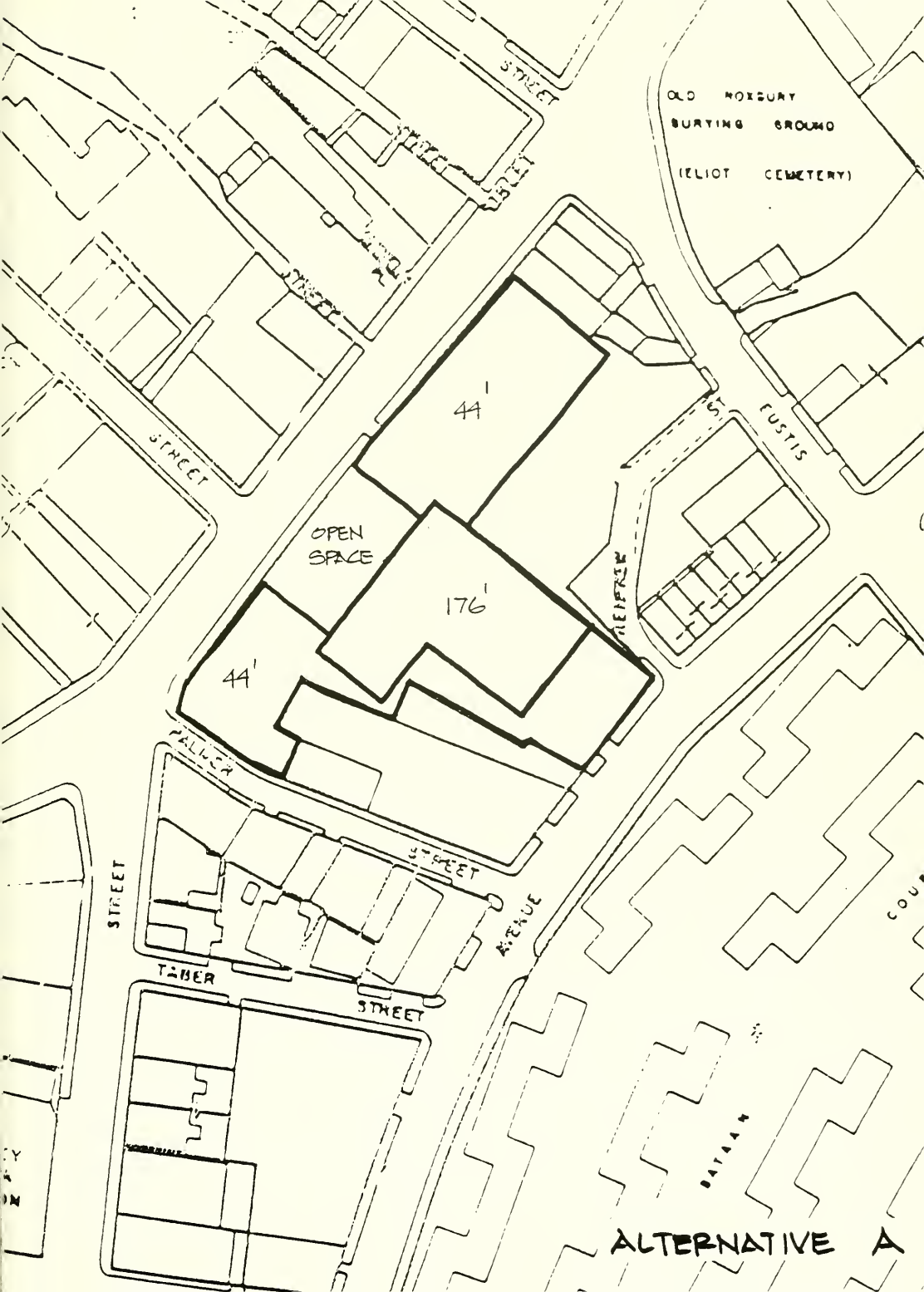
Alternative A

4 floors @ 62,600 s.f. each = 250,400 s.f.
12 floors @ 22,000 s.f. each = 264,000 s.f.

Total square footage = 514,400 s.f.
Parcel size = 85,306 s.f.
FAR = 6

Base height = 44'
Tower height = 132'
Total building height = 176'





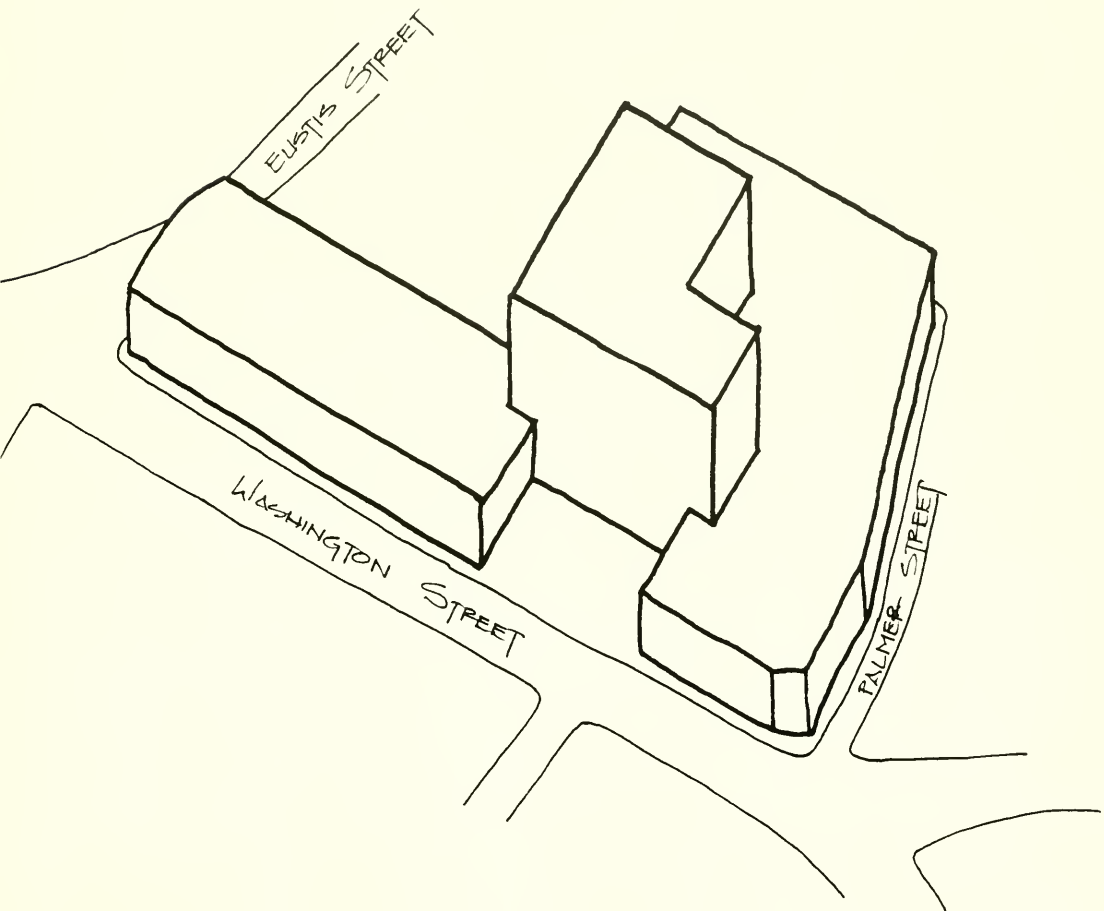
ALTERNATIVE A

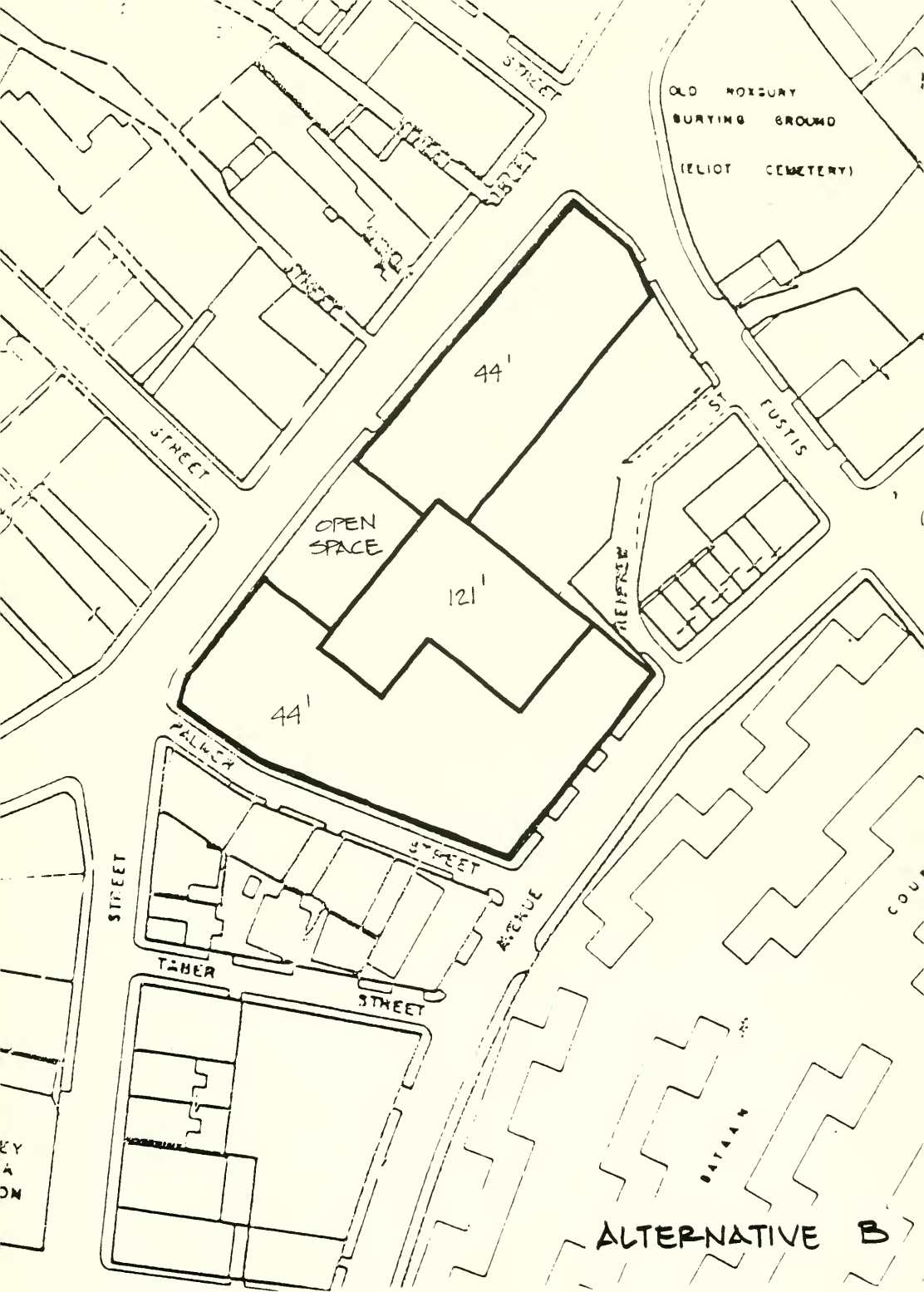
Alternative B

4 floors @ 87,975 s.f. each = 351,900 s.f.
7 floors @ 22,000 s.f. each = 154,000 s.f.

Total square footage = 505,900 s.f.
Parcel size = 113,862
FAR = 4.4

Base height = 44'
Tower height = 77'
Total building height = 121'





OLD HIGHWAY
BURYING GROUND
(ELIOT CEMETERY)

44'

OPEN
SPACE

121'

44'

STREET

PALMWAY

TOWER

STREET

STREET

AVENUE

EUSTIS

REPAIRS

ALTERNATIVE B

**PARCEL A-1, DUDLEY
URBAN DESIGN GUIDELINES**

- o Provide ground floor retail along the Washington Street edge.
- o Maintain existing streetwall plane and retain pedestrian scale.
 - Provide setback at 45' plus/minus; cornice line should vary to relate to the smaller retail buildings on opposite side of Washington Street.
 - Emphasize corner near the Ferdinand Building.
- o Provide open space on Washington Street which would be the major pedestrian entrance to the site; separate vehicular access from the open space.

Alternative A

4 floors @ 62,600 s.f. each	=	250,400 s.f.
12 floors @ 22,000 s.f. each	=	264,000 s.f.
Total square footage	=	514,400 s.f.
Parcel size = 85,306 s.f.		
FAR = 6		

Base height = 44'
Tower height = 132'
Total building height = 176'

Alternative B

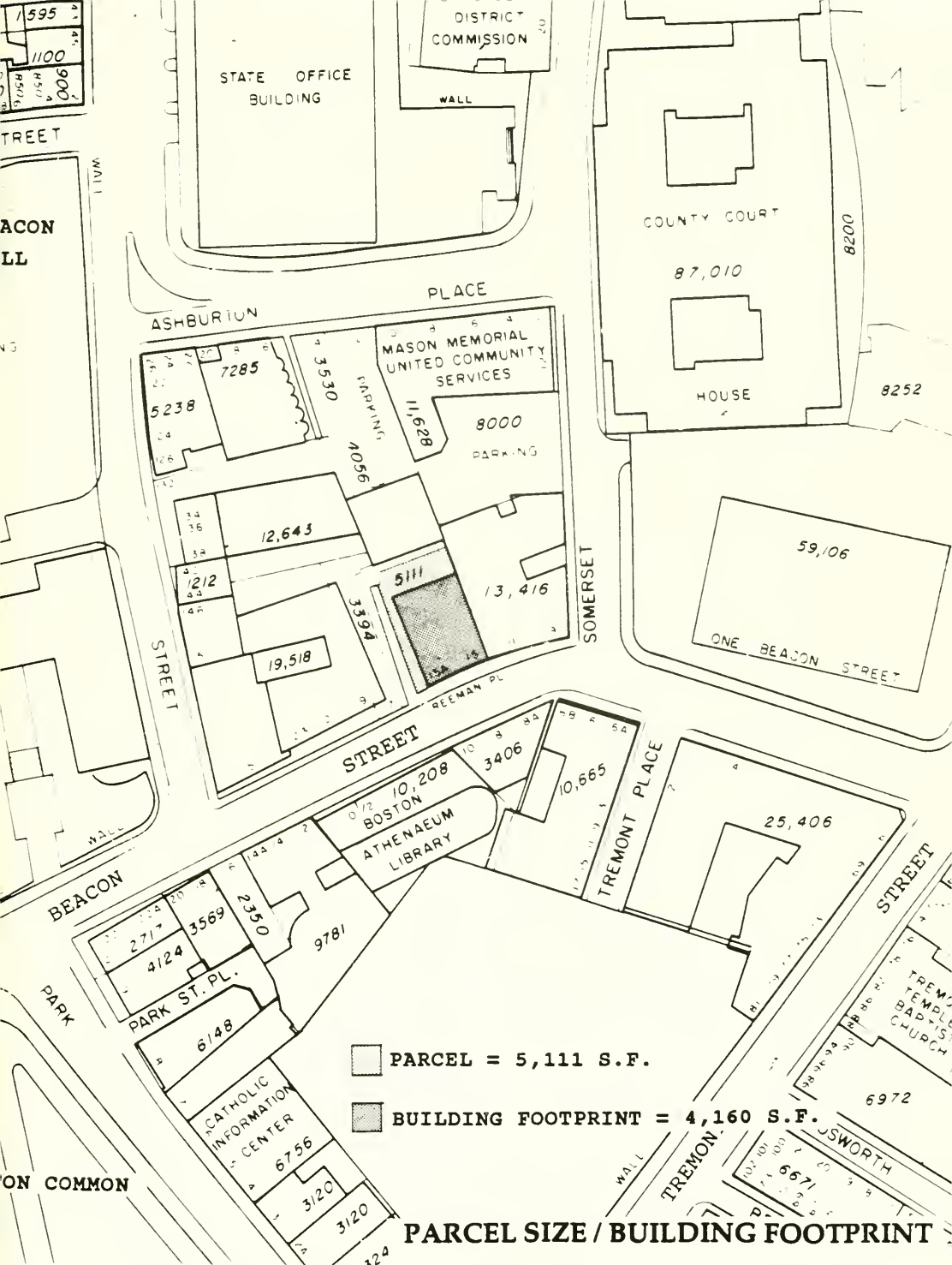
4 floors @ 87,975 s.f. each	=	351,900 s.f.
7 floors @ 22,000 s.f. each	=	154,000 s.f.
Total square footage	=	505,900 s.f.
Parcel size = 113,862		
FAR = 4.4		

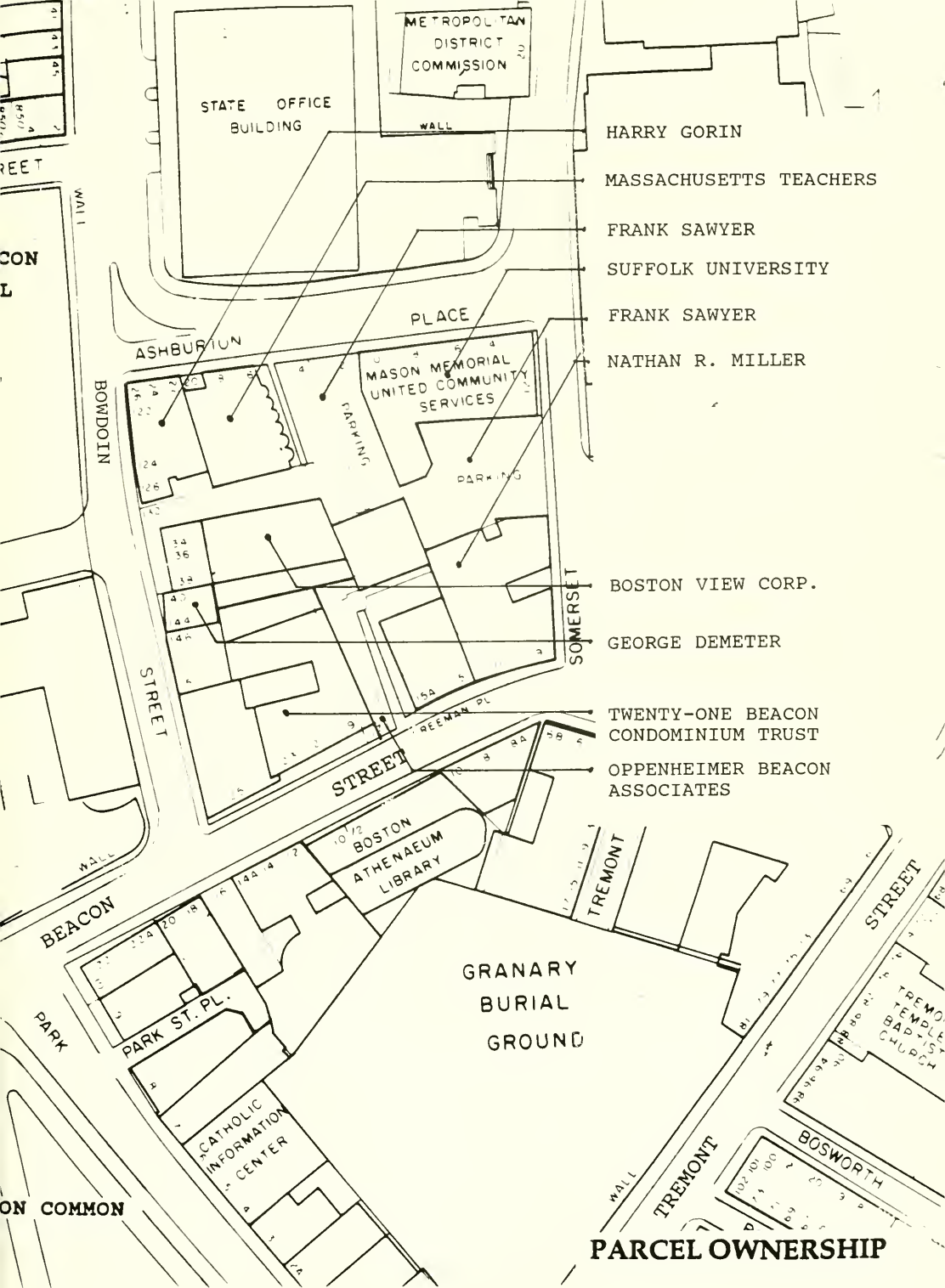
Base height = 44'
Tower height = 77'
Total building height = 121'

II

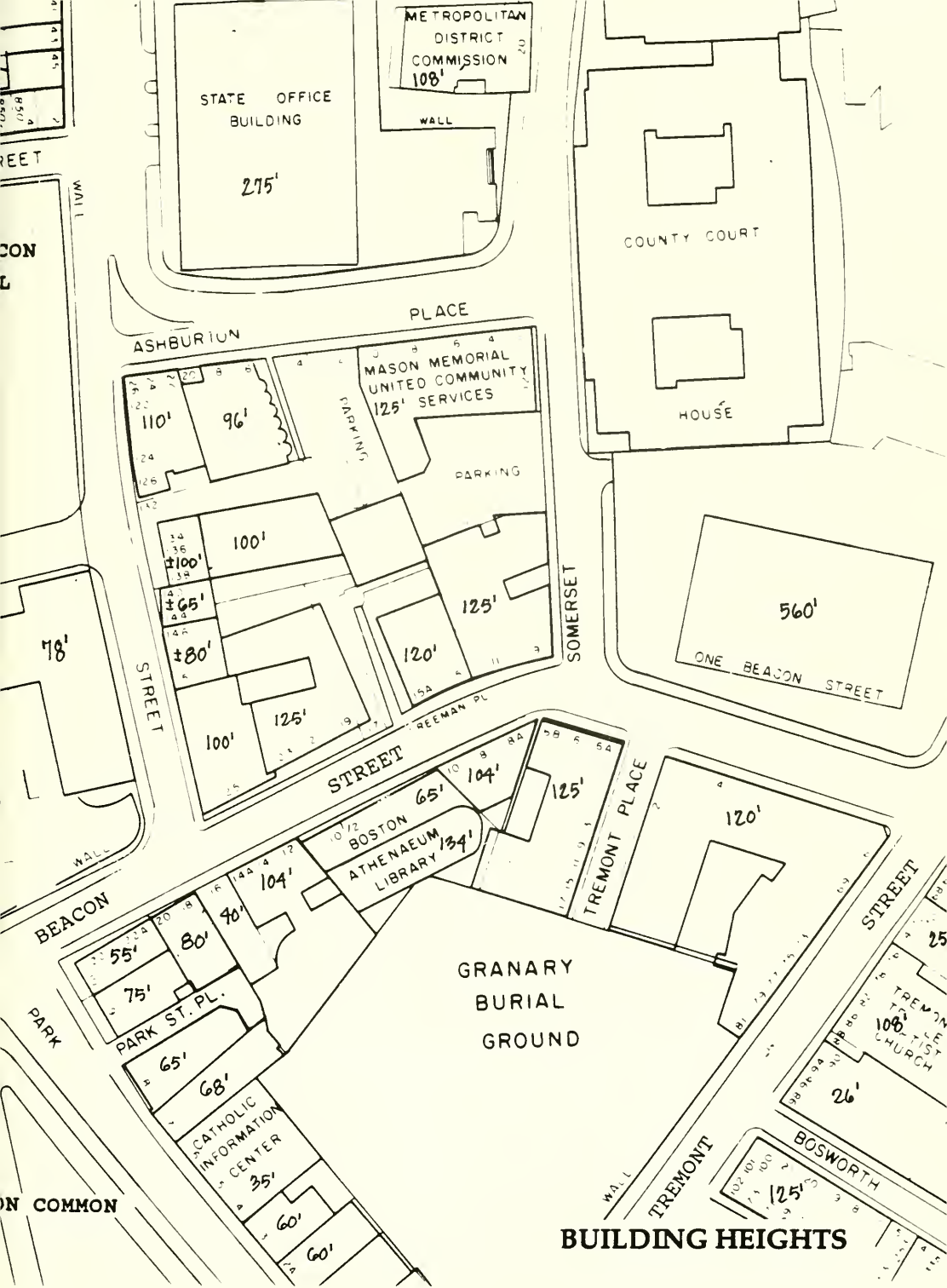
15 BEACON STREET





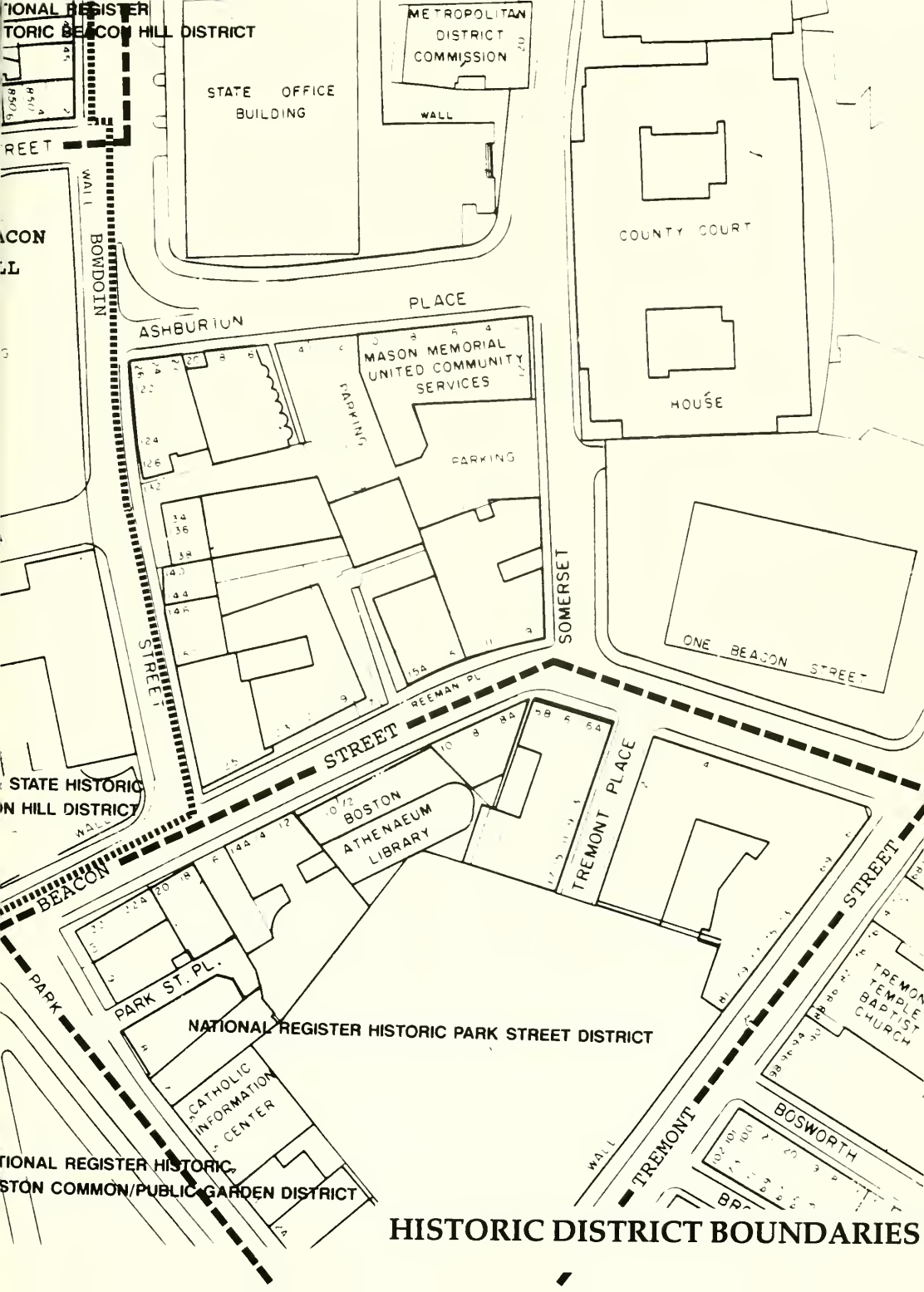


PARCEL OWNERSHIP



BUILDING HEIGHTS





NATIONAL REGISTER

TORIC BEACON HILL DISTRICT

METROPOLITAN
DISTRICT
COMMISSION

STATE OFFICE
BUILDING

WALL

REET

ACON
LL

COUNTY COURT

HOUSE

ASHBURTON

PLACE

MASON MEMORIAL
UNITED COMMUNITY
SERVICES

PARKING

SOMERSET

ONE BEACON STREET

STATE HISTORIC
ON HILL DISTRICT

STREET

BOSTON
ATHENAEUM
LIBRARY

TREMONT PLACE

BEACON

PARK

PARK ST. PL.

NATIONAL REGISTER HISTORIC PARK STREET DISTRICT

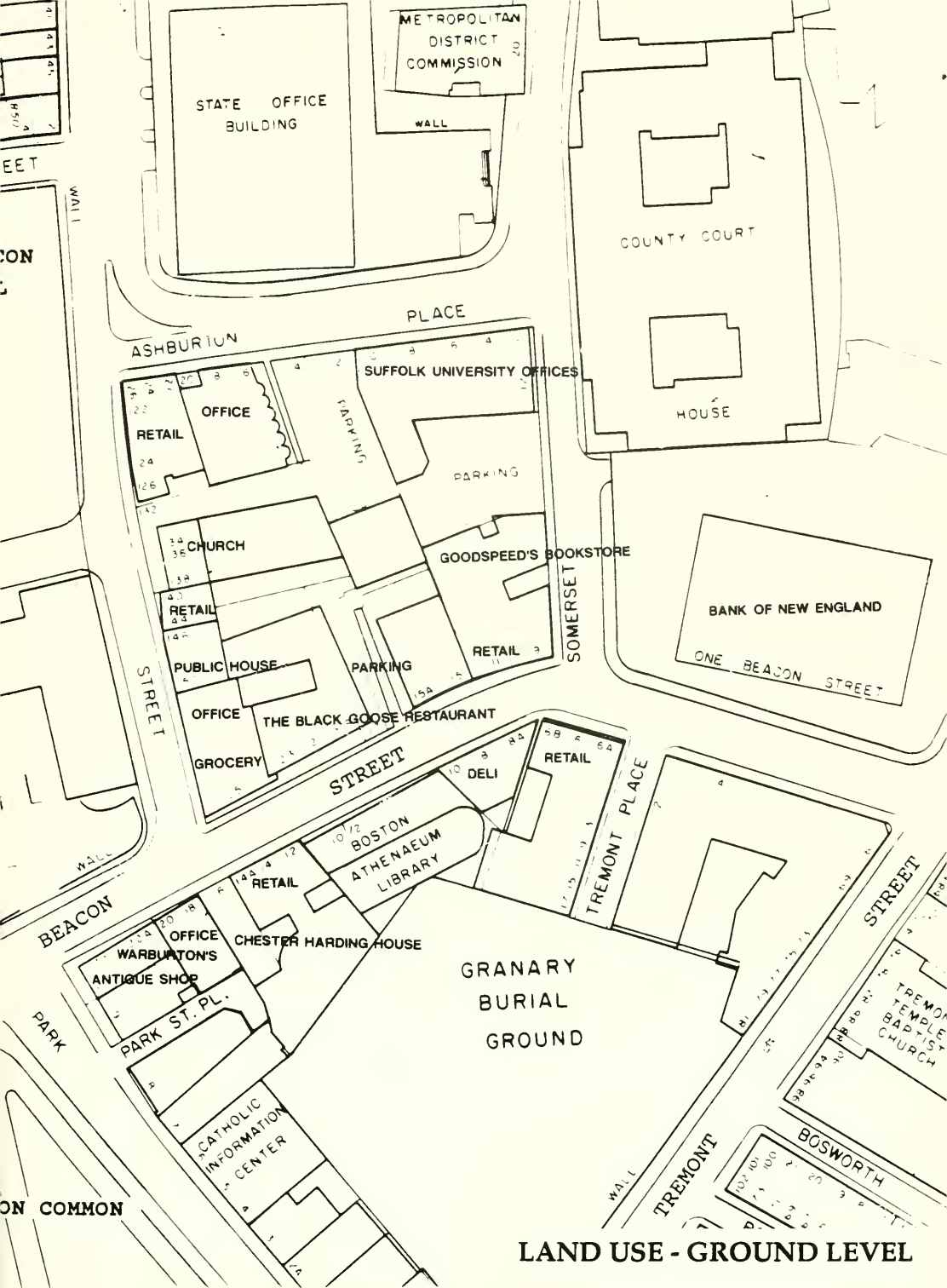
CATHOLIC
INFORMATION
CENTER

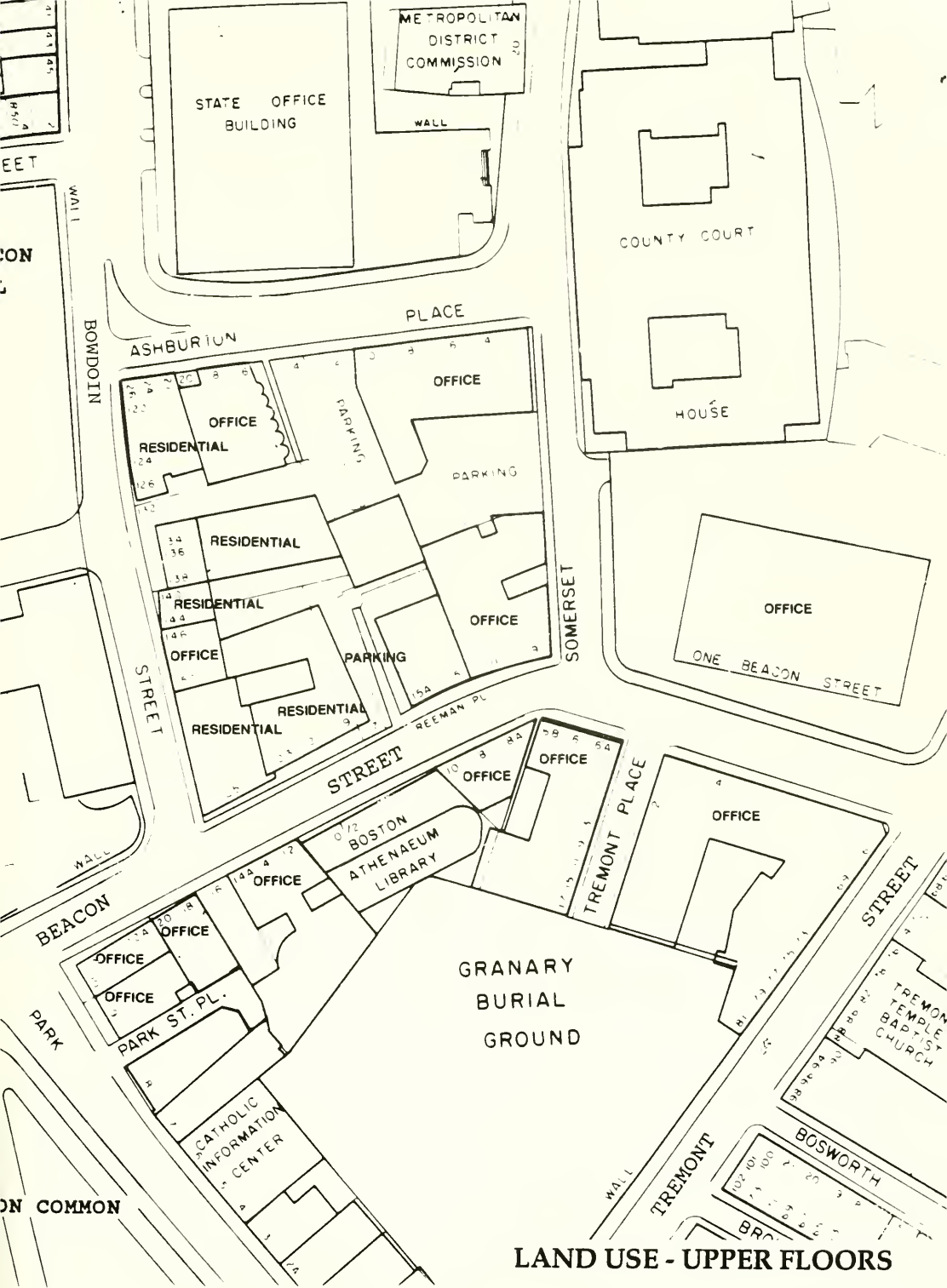
NATIONAL REGISTER HISTORIC
STON COMMON/PUBLIC GARDEN DISTRICT

TREMONT
TEMPLE
BAPTIST
CHURCH

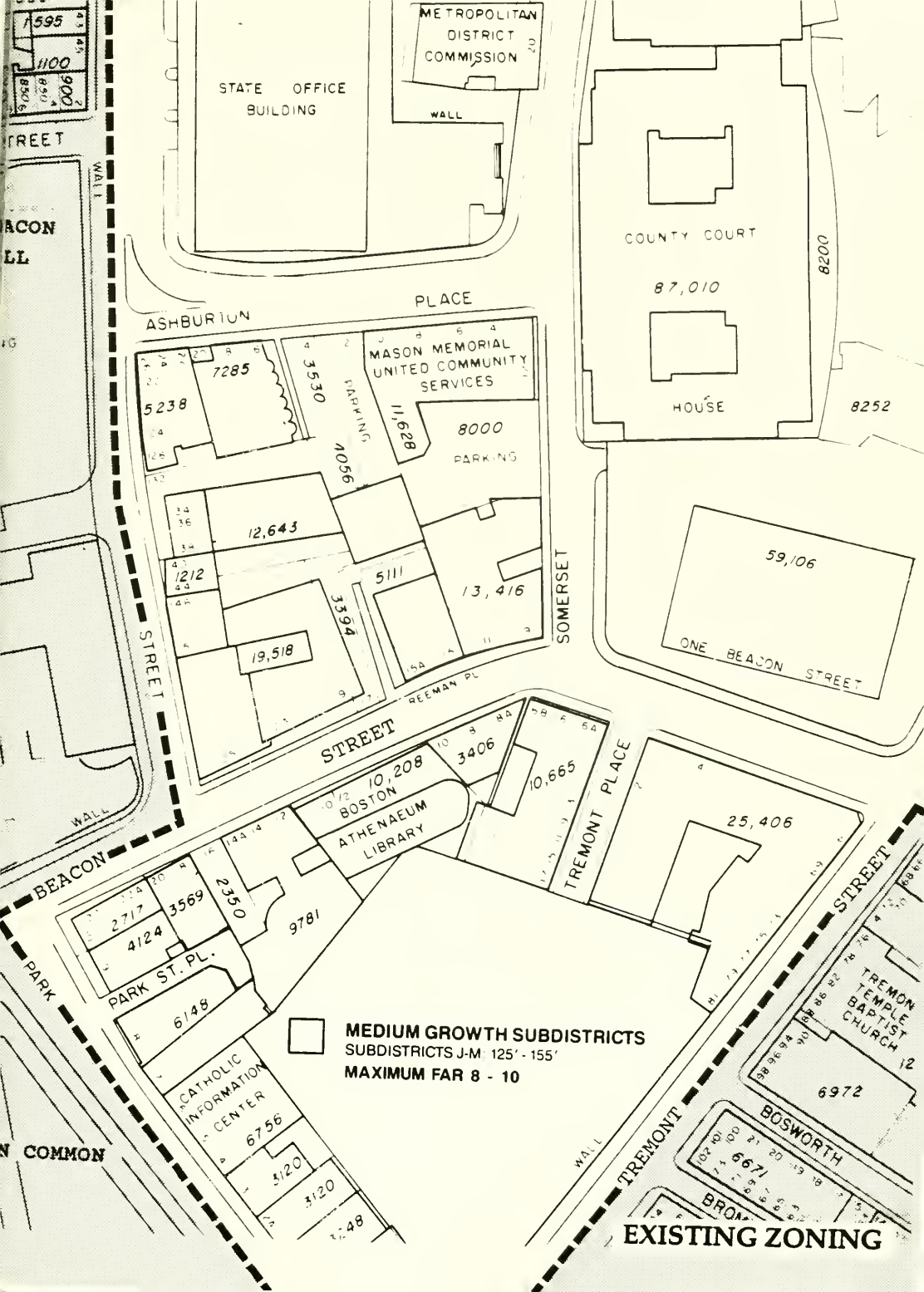
BOSWORTH

HISTORIC DISTRICT BOUNDARIES





LAND USE - UPPER FLOORS



STATE OFFICE
BUILDING

METROPOLITAN
DISTRICT
COMMISSION

WALL

COUNTY COURT

87,010

HOUSE

8252

ASHBURTON

PLACE

MASON MEMORIAL
UNITED COMMUNITY
SERVICES

8000
PARKING

12,643

1212

3394

19,518

5111

13,416

SOMERSET

59,106

ONE BEACON STREET

STREET

10,208
BOSTON
ATHENAEUM
LIBRARY

TREMONT PLACE

25,406



MEDIUM GROWTH SUBDISTRICTS
SUBDISTRICTS J-M 125' - 155'
MAXIMUM FAR 8 - 10

STREET

TREMONT
TEMPLE
BAPTIST
CHURCH

6972

BOSWORTH

6671

BROWN

TREMONT

EXISTING ZONING

15 BEACON STREET URBAN DESIGN GUIDELINES

Existing Conditions:

Parcel Size = 5,111 s.f.
Building Footprint = 4,160 s.f.
Building Height = 120 ft.
Total Building S.F. = 41,600 s.f.
FAR = 8.1

Existing Zoning (IPOD) Maximum Allowable Height: 125'-155'
Remaining Available Height: 35'

Alternative A: Rooftop Addition - 2 Floors

Add 2 floors @ 3,900 s.f. each
Total added square footage = 7,800 s.f.
Total s.f. of existing building and addition = 49,400 s.f.
Building height with new addition = 146'
New FAR = 9.7

Design Guidelines:

- o Retain cornice
- o Added floors to be set back 5 feet from street wall
- o Preferred materials: standing seam copper or masonry

Alternative B: Rooftop Addition - 3 Floors

Add 3 floors @ 3,170 s.f. each
Total added square footage = 9,510 s.f.
Total s.f. of existing building and addition = 51,110 s.f.
Building height with new addition = 155'
New FAR = 10.0

Design Guidelines:

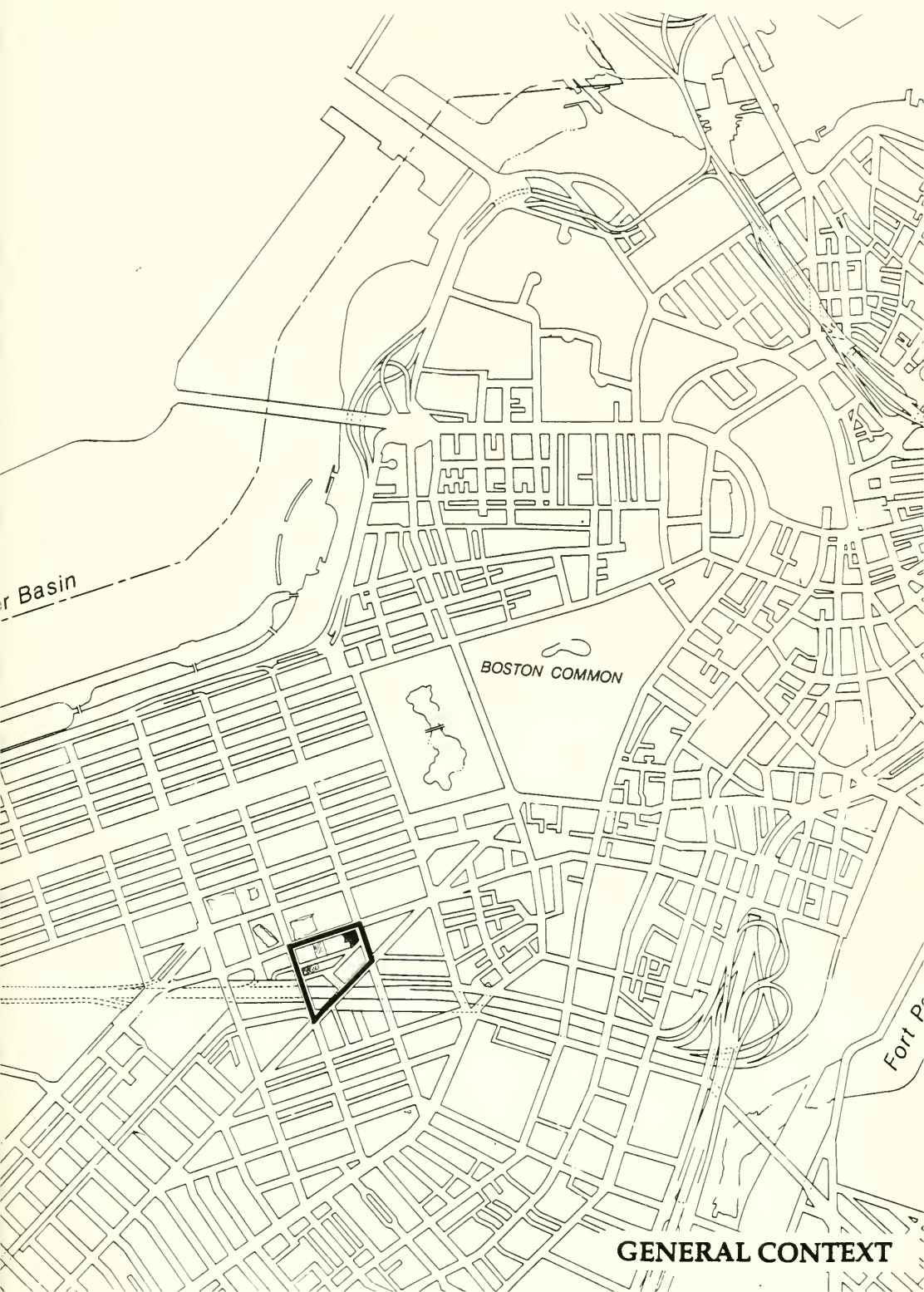
- o Retain cornice
- o Added floors to be set back 19 feet from street wall
- o Preferred materials: standing seam copper or masonry

Alternative C: Demolition and New Construction

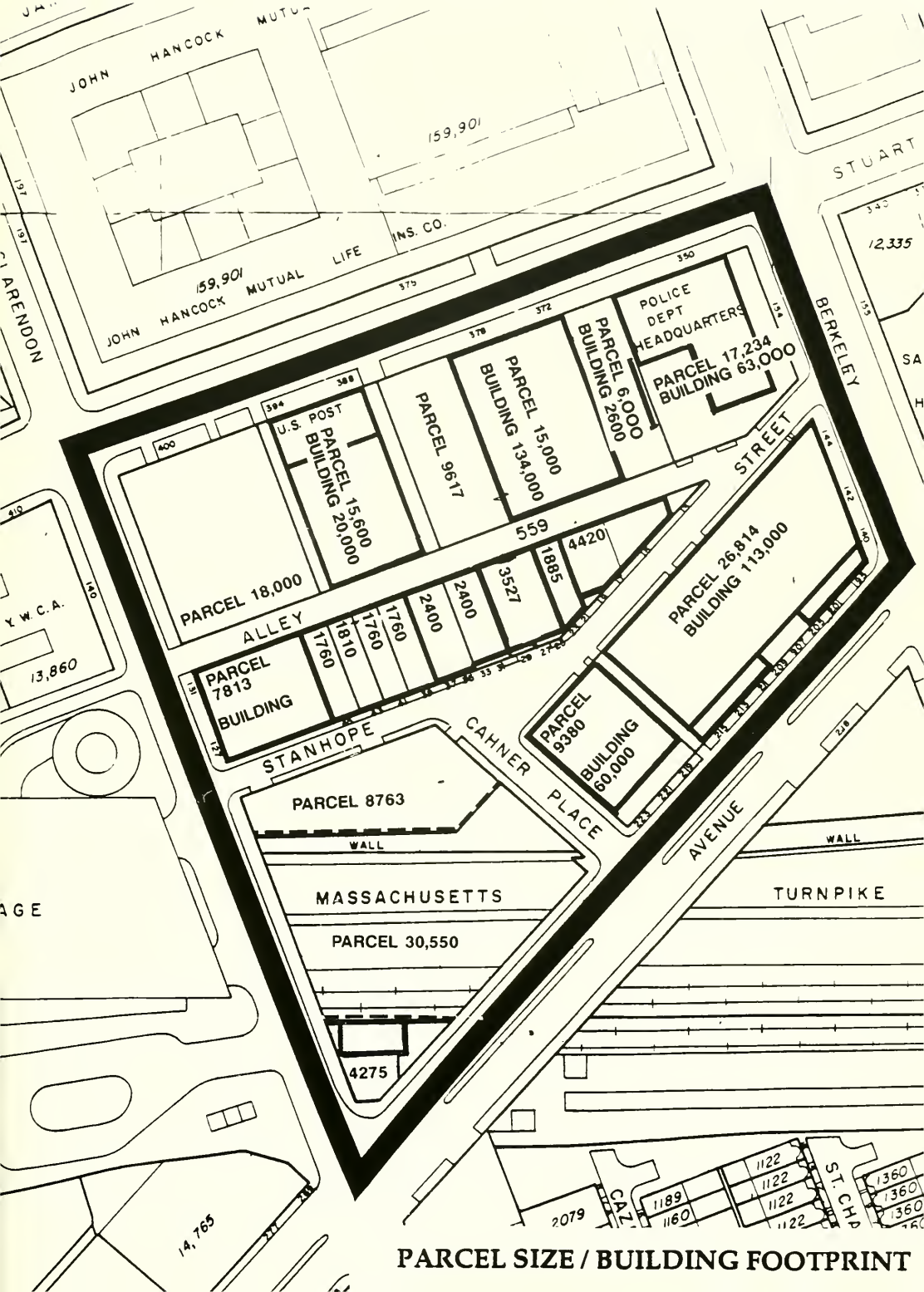
Building footprint - 100% lot coverage = 5,111 s.f.
Building height (20' ground floor, 9 stories @ 13 floor - floor) = 137' ;
Total building square footage = 51,110 s.f.
FAR = 10.0

III

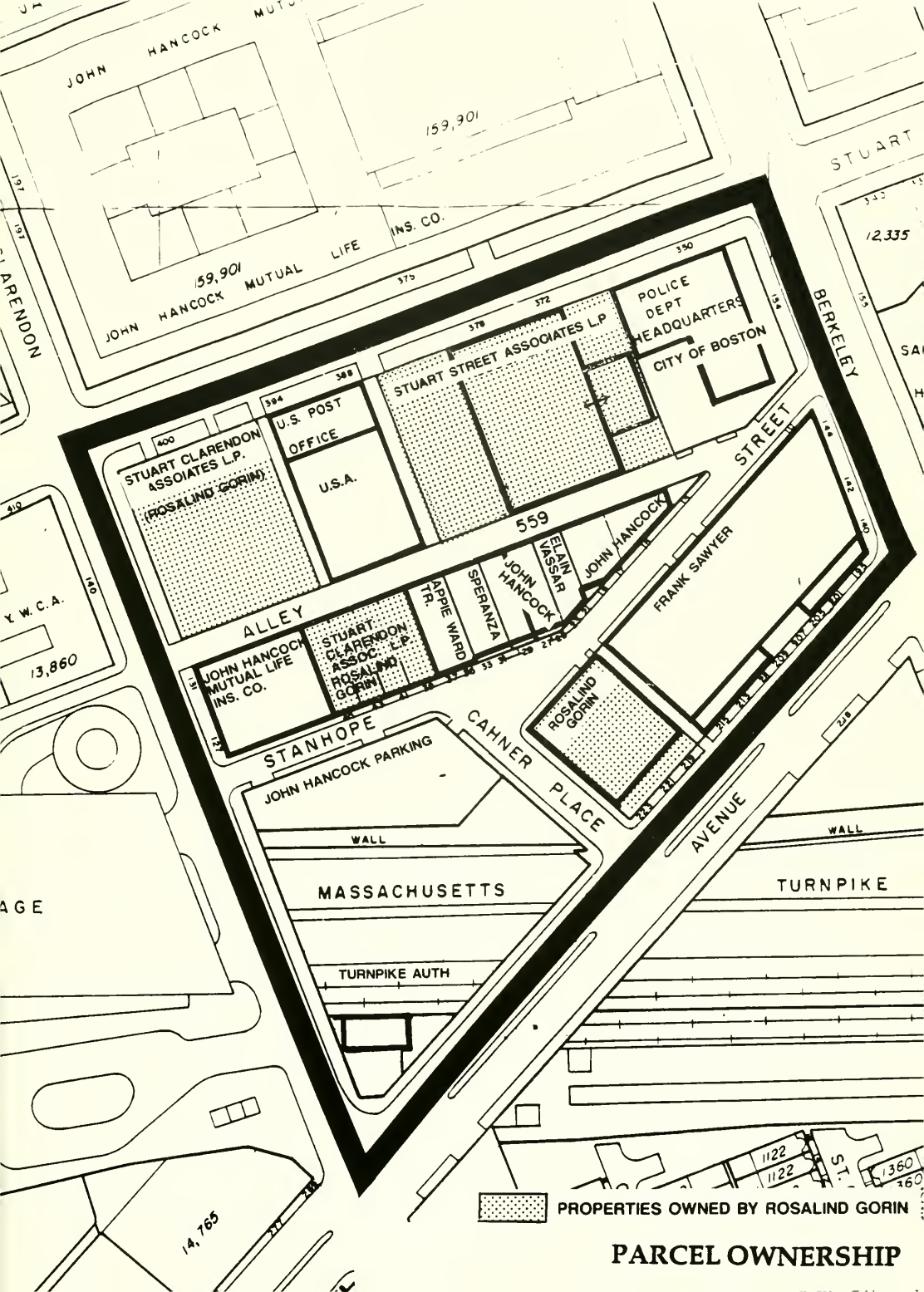
POLICE HEADQUARTERS
154 BERKELEY STREET



GENERAL CONTEXT



PARCEL SIZE / BUILDING FOOTPRINT



JOHN HANCOCK MUTUAL

159,901

STUART

12,335

JOHN HANCOCK MUTUAL LIFE INS. CO.

POLICE DEPT HEADQUARTERS
CITY OF BOSTON

STUART STREET ASSOCIATES L.P.

STUART CLARENDON ASSOCIATES L.P.
(ROSALIND GORIN)

U.S. POST OFFICE
U.S.A.

559

ALLEY

JOHN HANCOCK MUTUAL LIFE INS. CO.

STUART CLARENDON ASSOC. L.P.
(ROSALIND GORIN)

TAPPE WARD

SPERANZA

JOHN HANCOCK

ELAN KASSAR

JOHN HANCOCK

FRANK SAWYER

STANHOPE

JOHN HANCOCK PARKING

CAHNER PLACE

ROSALIND GORIN

AVENUE

MASSACHUSETTS

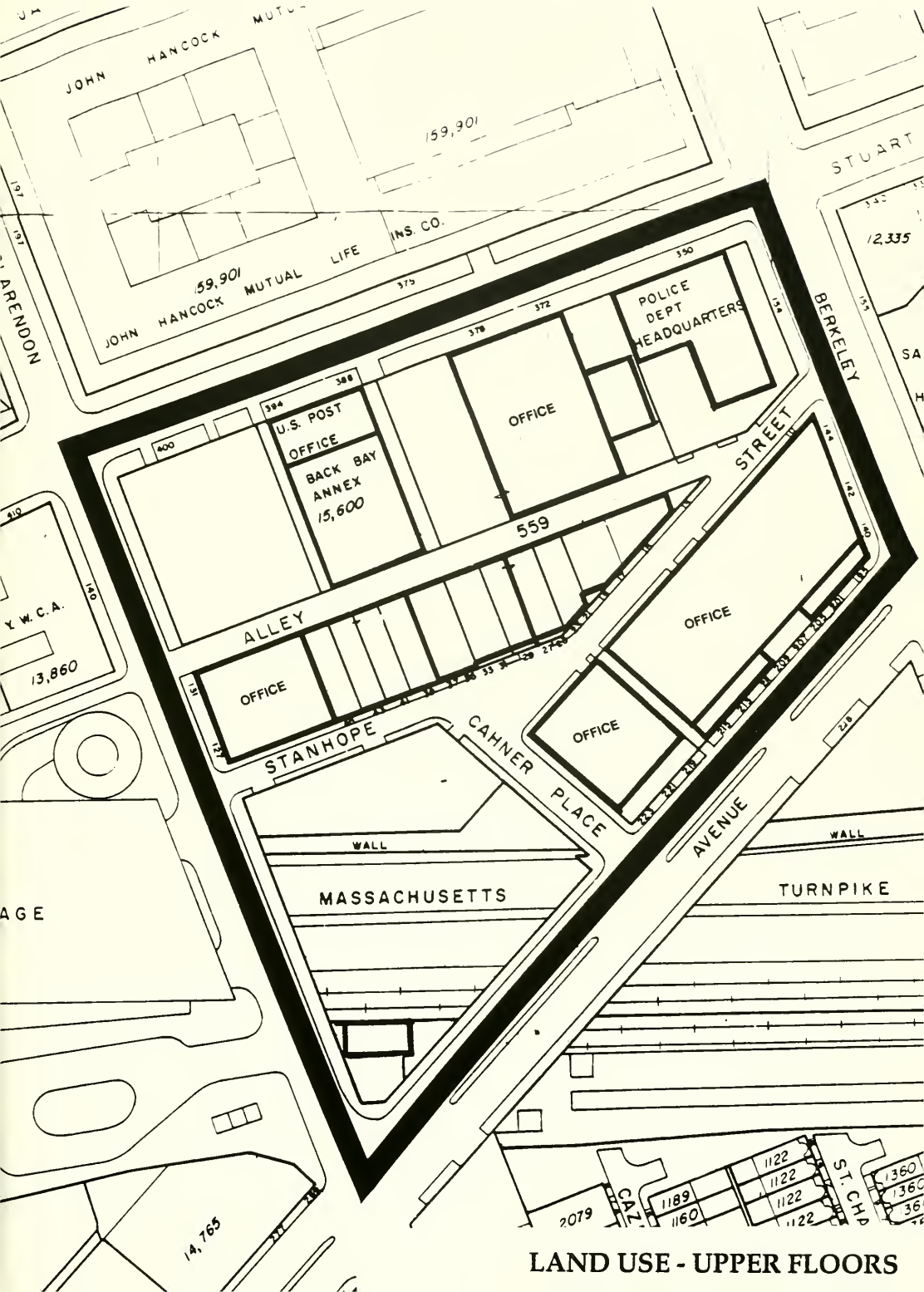
TURNPIKE

TURNPIKE AUTH

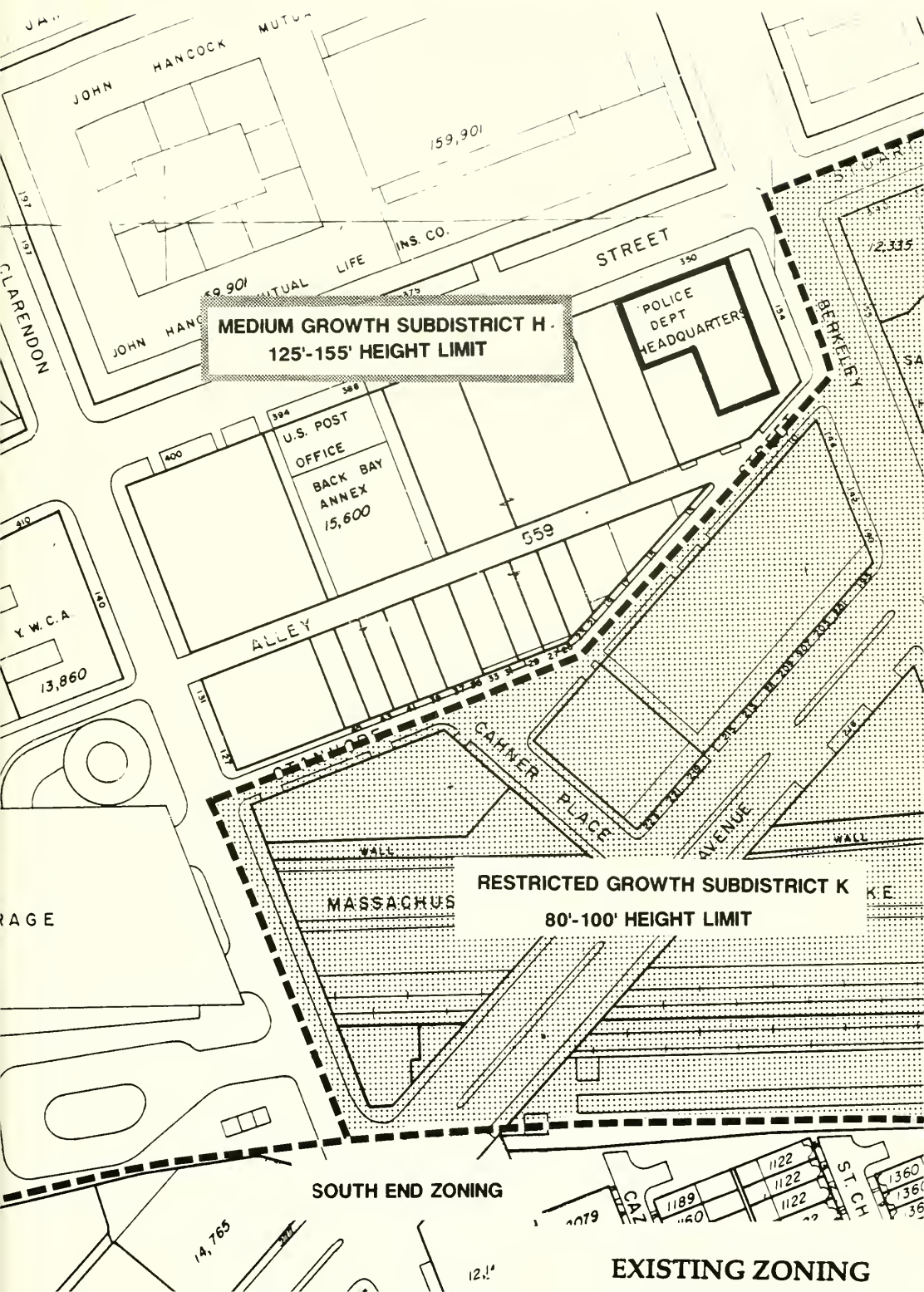


PROPERTIES OWNED BY ROSALIND GORIN

PARCEL OWNERSHIP



LAND USE - UPPER FLOORS



MEDIUM GROWTH SUBDISTRICT H
125'-155' HEIGHT LIMIT

RESTRICTED GROWTH SUBDISTRICT K
80'-100' HEIGHT LIMIT

SOUTH END ZONING

EXISTING ZONING

POLICE HEADQUARTERS BUILDING: FACT SHEET

Building Address: 350 Stuart Street, Boston
Parcel Ownership: City of Boston
Parcel Size: 17,236 s.f.

Zoning Information:

- Parcel is within the boundaries of IPOD medium growth subdistrict H
- Allowable FAR: 10
- Maximum height: 155'

Existing Conditions:

- Footprint/floorplate: 9,000 s.f.
- Floors: seven
- Total build out: 63,000
- Building height: 85'

Development Alternative One-A

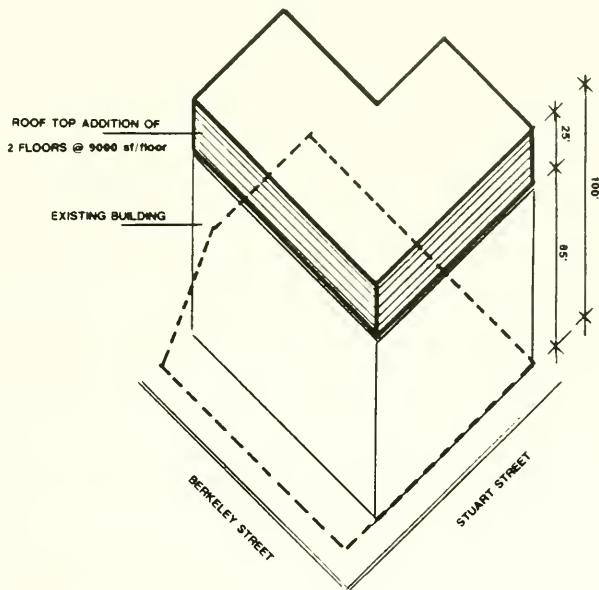
Concept: Roof top addition of two floors to minimize impact on existing building in case it is designated as a Landmark.

<u>Dev. Program</u>	<u>Existing</u>	<u>Additional</u>	<u>%</u>	<u>Total</u>
Floors	7	2	+2.8	9
Height	85'	25'	+29.0	100'
Floor Area	9,000	-	-	9,000
Total Build Out	63,000	18,000	+28.5	81,000
FAR	3.66			4.7

Design

Implications:

- o Minimize impact on existing building.
- o Addition must be totally compatible with existing building.



DEVELOPMENT ALTERNATIVE ONE-A

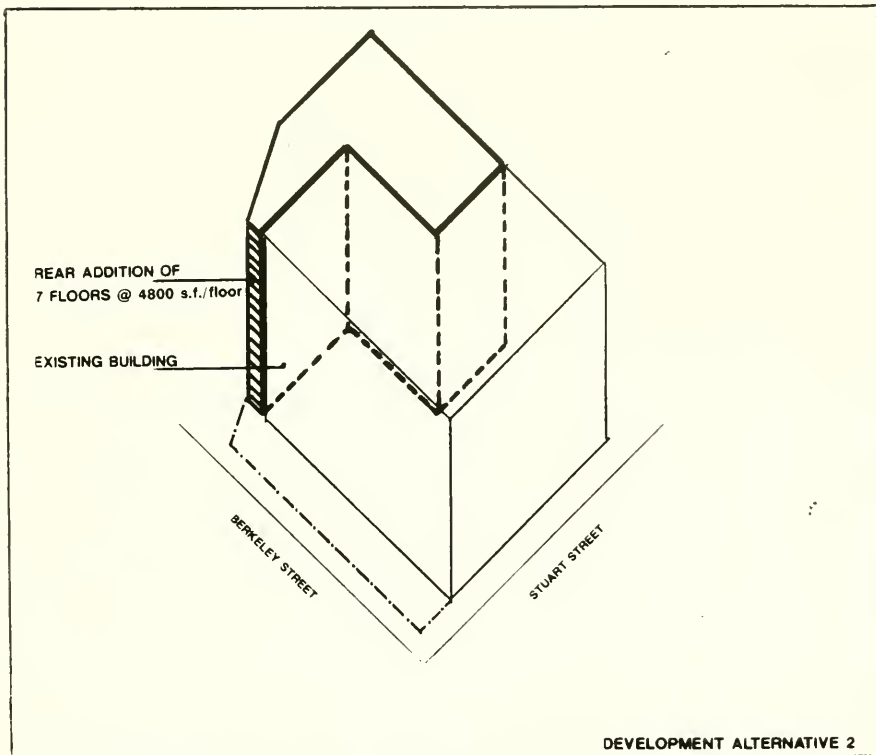
Development Alternative Two

Concept: Rear addition to existing building

<u>Dev. Program</u>	<u>Existing</u>	<u>Additional</u>	<u>%</u>	<u>Total</u>
Floors	7	-	-	7
Height	85'	-	-	85'
Floor Area	9,000	4,800	+53.3	13,800
Total Build Out	63,000	33,600	+53.3	96,600
FAR	3.66			5.61

Design

- Implications:
- o Preservation and renovation of existing building.
 - o New additional has no significant effect on existing building.



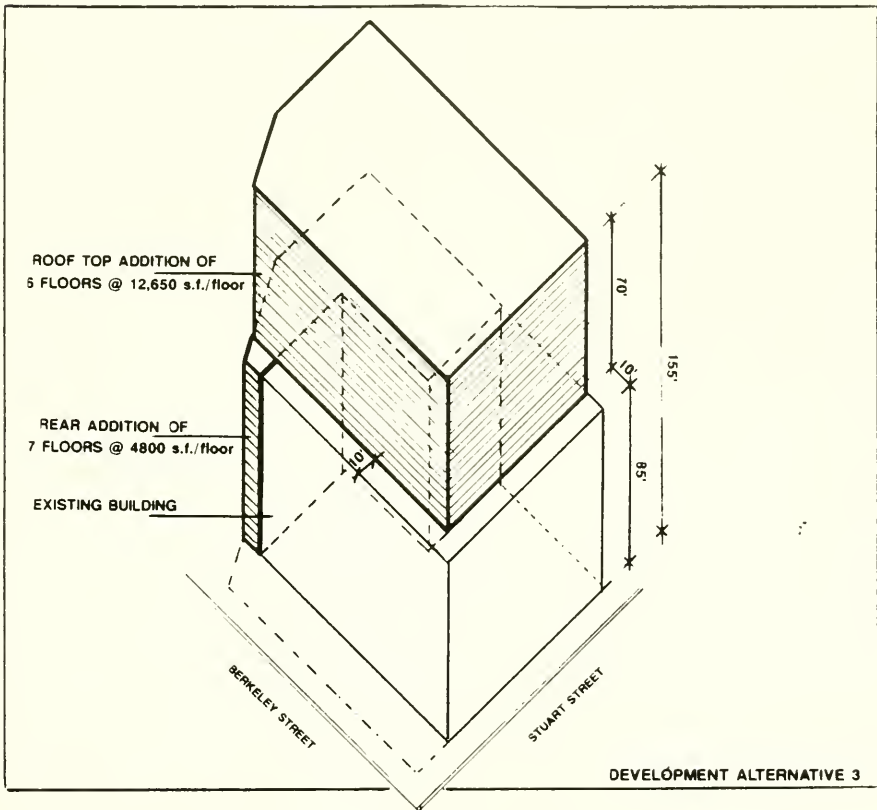
Development Alternative Three

Concept: Rear addition to the existing building plus roof top addition of six stories set back 10 feet from Berkeley and Stuart Streets.

<u>Dev. Program</u>	<u>Existing</u>	<u>Additional</u>	<u>%</u>	<u>Total</u>
Floors	7	6	+85.0	13
Height	85'	70'	+82.0	155'
Floor Area				
Floor 1-7	9,000	4,800	+53.0	13,800
Floor 8-13	-	12,650	+100.0	12,650
Total Build Out	63,000	109,000	+173.0	172,500
FAR	3.66			10.01

Design

- Implications:
- o Preservation and renovation of existing building.
 - o Roof top addition has to be architecturally compatible with existing building.
 - o Preservation of existing cornice.



Development Alternative Four

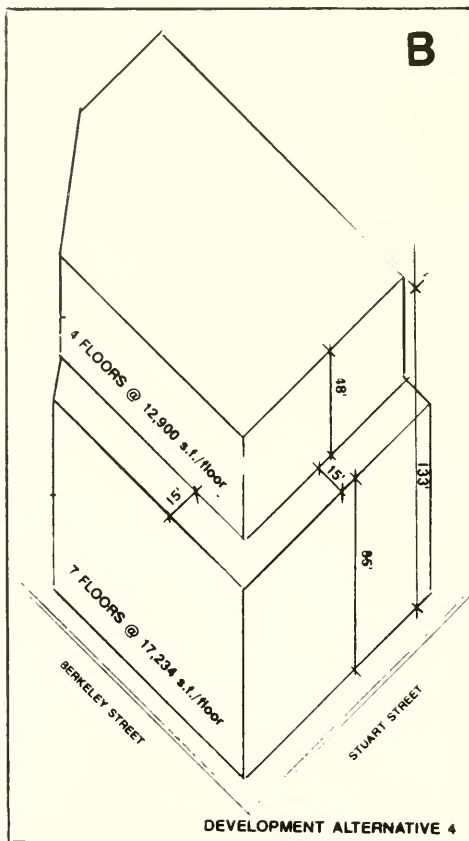
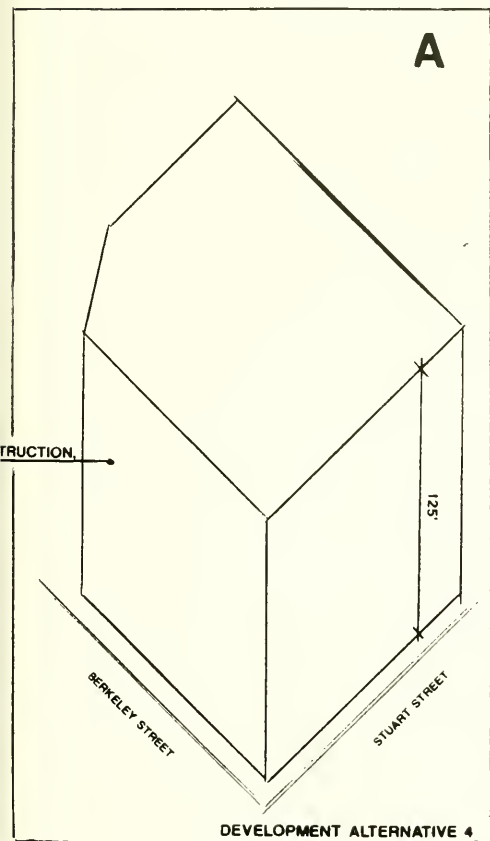
Concept: Demolition of existing building and construction of a new one.

A. Maximum Use

Floor Area/Footprint	17,236
FAR	10
Total Build Out	172,360
Floors	10
Building Height	125'

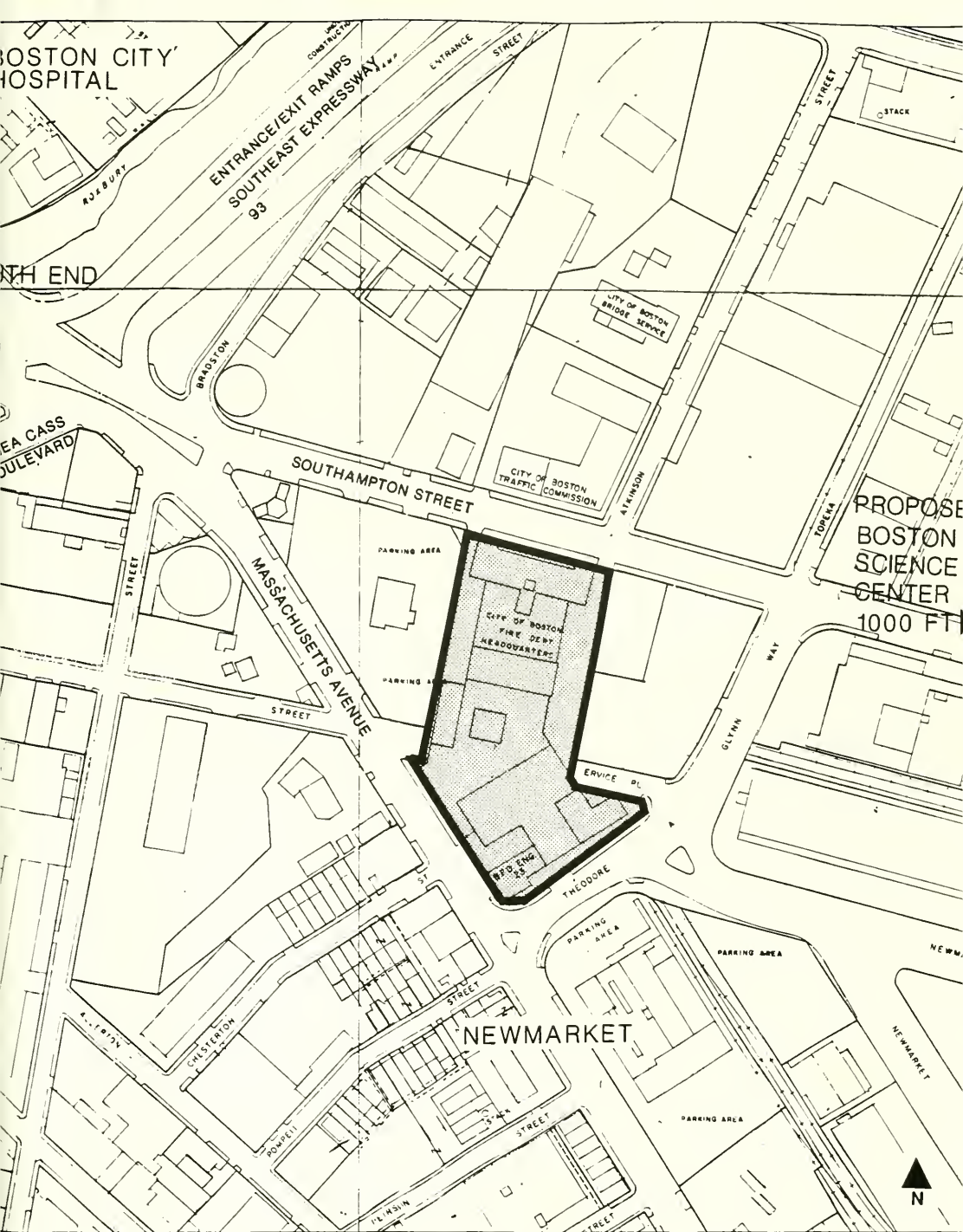
B. Maximum floor plate up to 85', then set back of 15' for the remaining floors.

	<u>Area/Floor</u>	<u>Total</u>	<u>Height</u>
Floor 1-7	17,236	120,638	85'
Floor 8-11	12,900	51,600	133'
FAR	10		



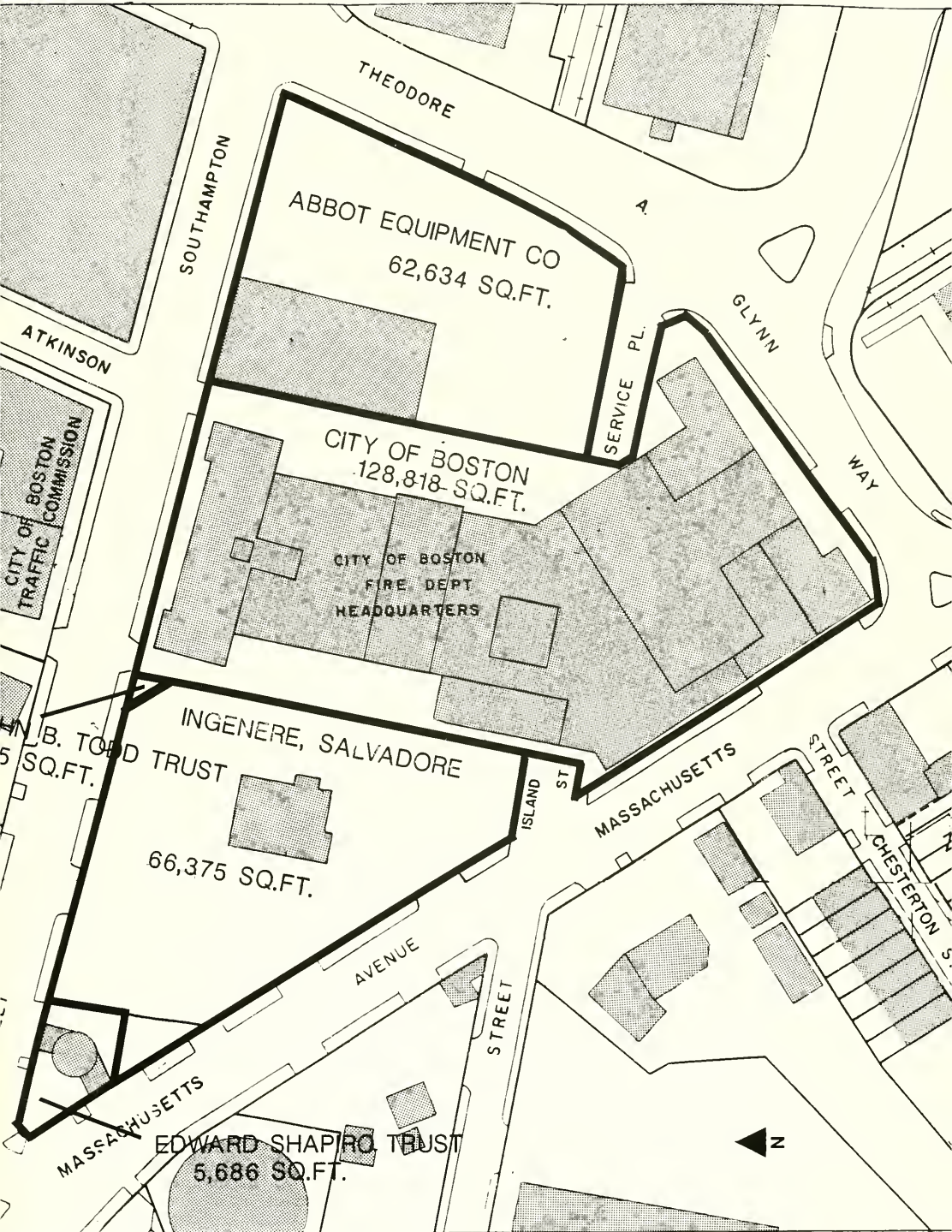
IV

FIRE DEPARTMENT HEADQUARTERS
115 SOUTHAMPTON STREET

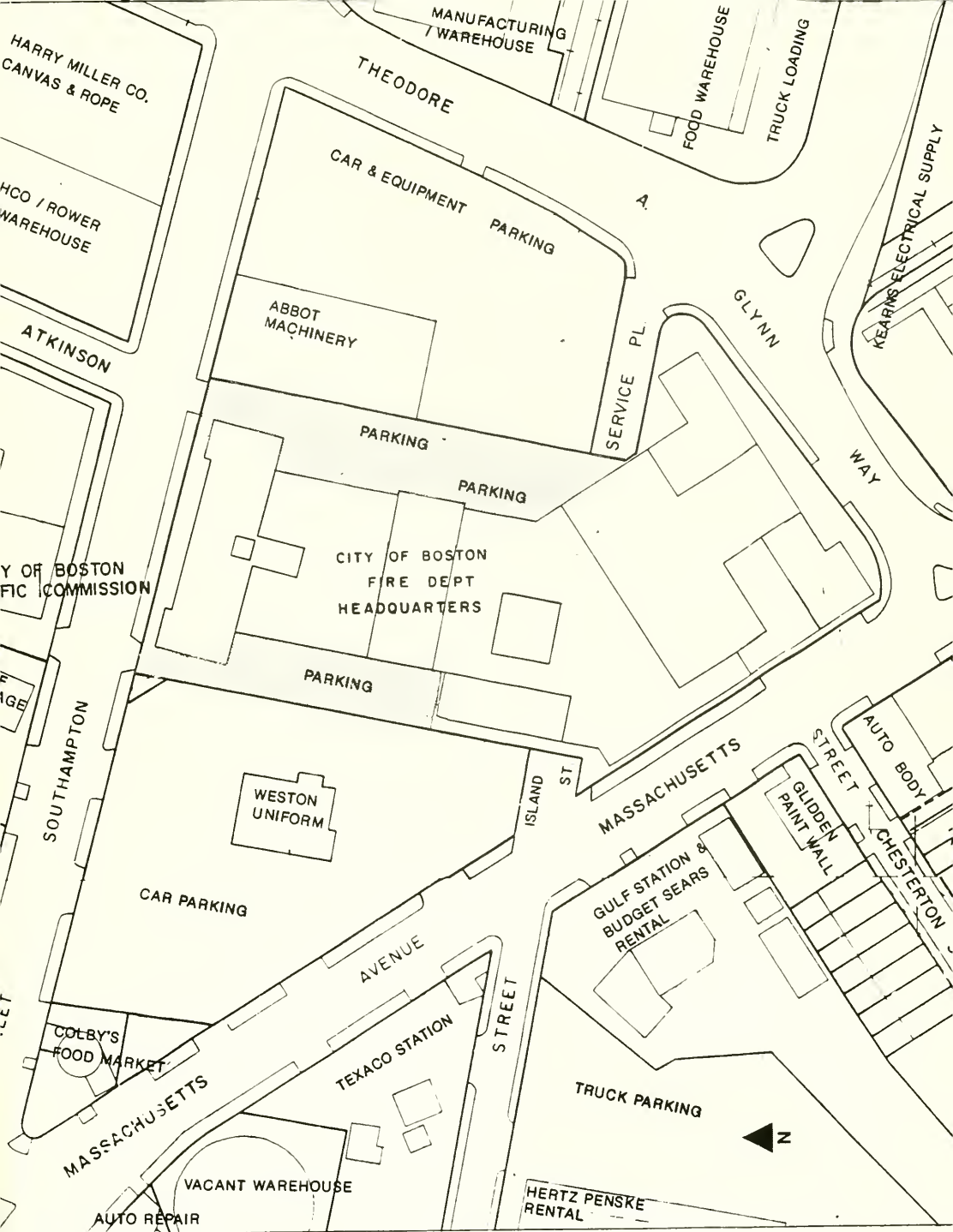


GENERAL CONTEXT





PARCEL SIZE / BUILDING FOOTPRINT / OWNERSHIP



PARKING AREAS

LAND USE

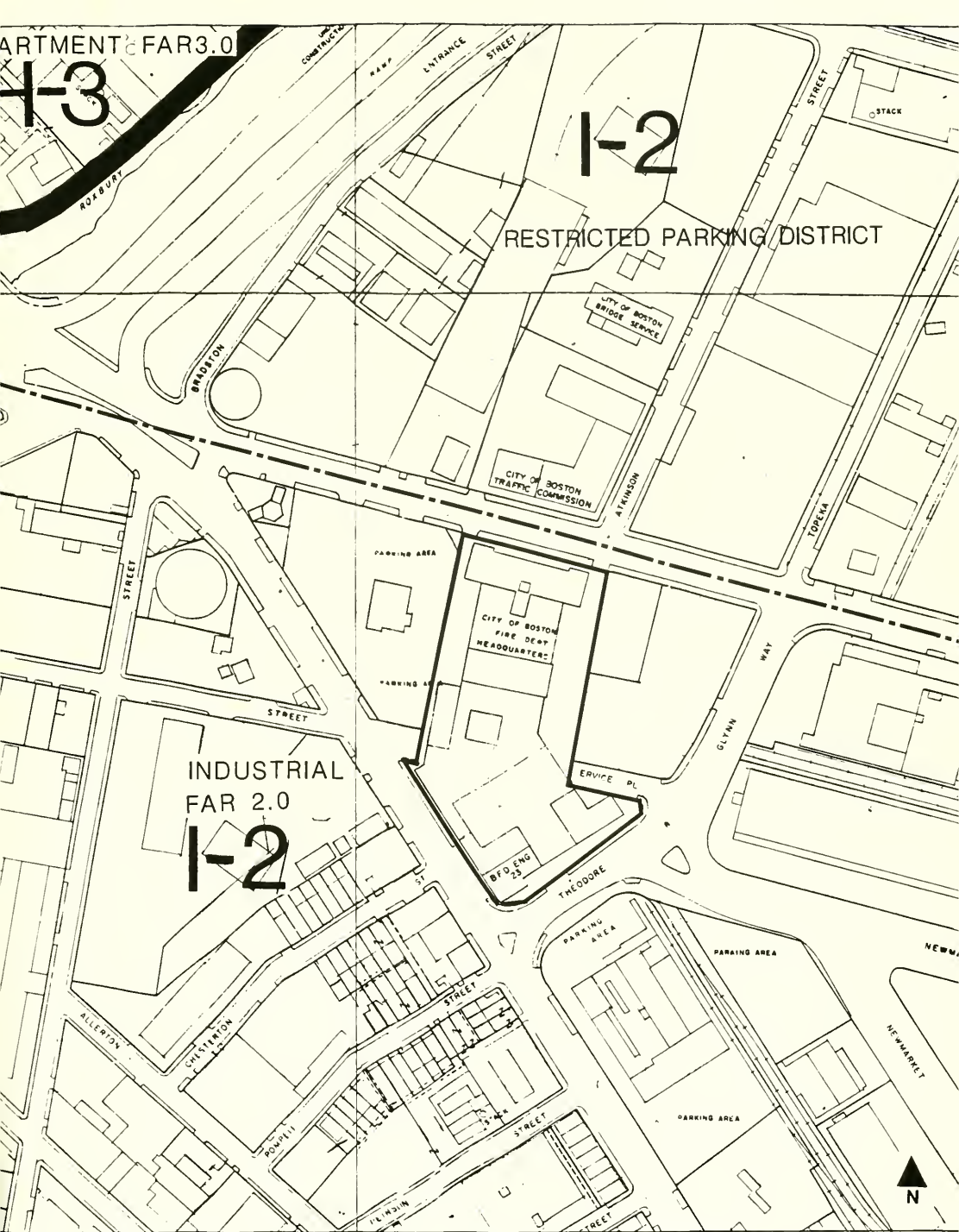
4-3

1-2

RESTRICTED PARKING DISTRICT

INDUSTRIAL
FAR 2.0

1-2



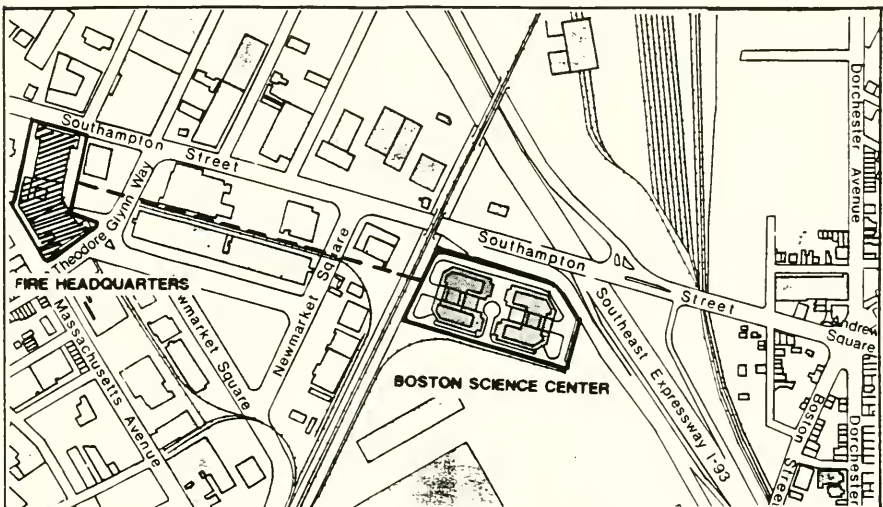
FIRE DEPARTMENT HEADQUARTERS URBAN DESIGN GUIDELINES

Area Guidelines

- o Southampton becomes a medical/research and light manufacturing corridor
- o Two anchor projects: Fire Headquarters - 330,000 s.f. and Boston Science Center - 600,000 s.f.
- o Maximization of access to Expressway and cross-city roads.
- o Masterplan for the Southampton, Massachusetts Avenue, and Glynn Way Triangle Block.

Site Guidelines (Phases 1 and 2)

- o Break parcel into smaller lots.
- o Extend streets into the site (Service Place and Atkinson).
- o Provision of 25% open space.
- o Provide a continuous streetwall among Southampton Street.
- o Provide a continuous 40' base with setbacks above that height.
- o Heights up to 80' along Southampton and 55' along Massachusetts Avenue.
- o Higher tower at the intersection of Southampton and Massachusetts Avenue with a public open space at corner.
- o Provide 1 level of paving underground.
- o Above grade parking to be located close to new extended Service Place.



DEVELOPMENT PROGRAM

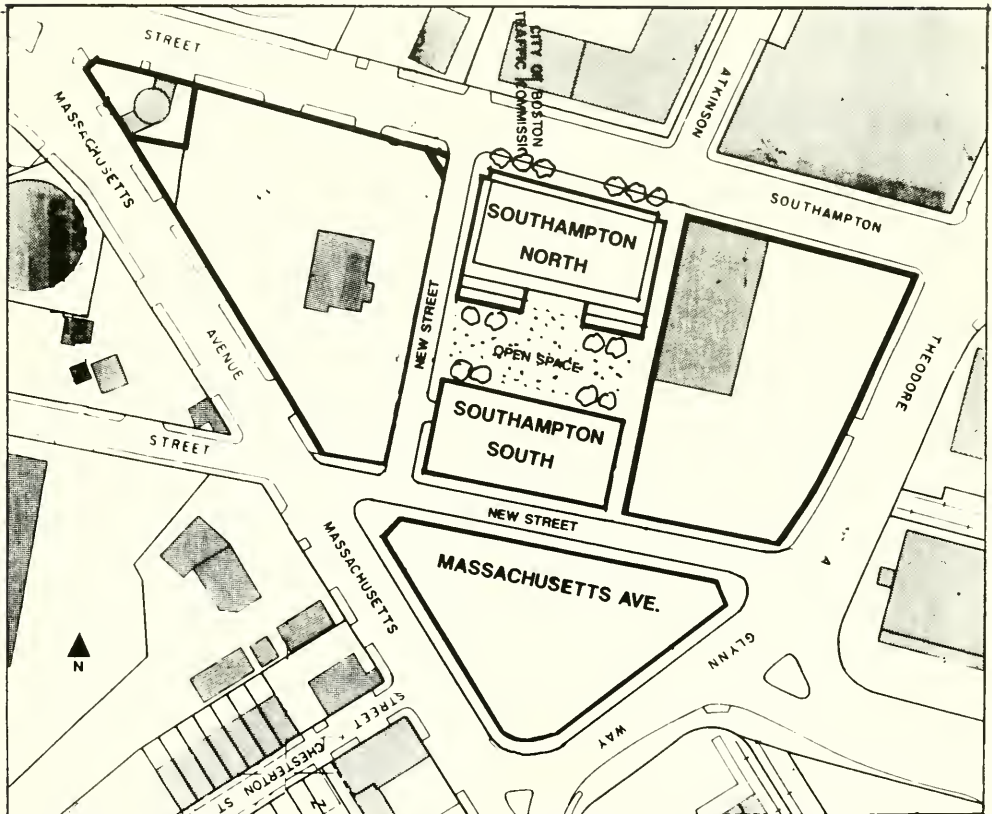
Phase 1: Five Headquarters Site

Total site area: 128,818 sq.ft.

	Footprint Sq. Ft.	# of Floors/ Height	Use	Sq. Ft.
Southampton North	25,000	7 (80')	Medical Research	175,000
Southampton South	20,000	5 (60')	Medical Research	60,000
Massachusetts Ave.	32,000	3 (45')	Light Manufacturing	95,000
New Streets	18,000	-	-	-
Open Space	33,818	-	Open Space	-
Parking	-	1 - 2	Parking	40,000*
Total Development Sq.Ft.				330,000

FAR: 2.6

* Not included in FAR.



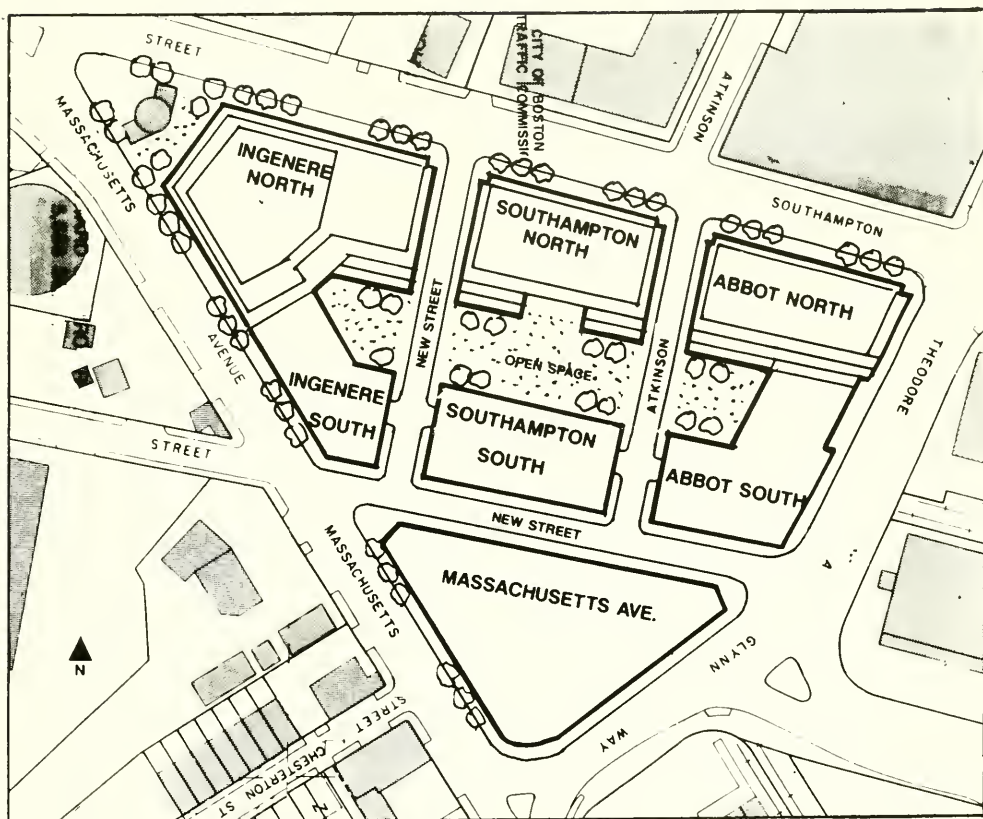
Phase 2: Ingenere and Abbot Sites

Total site area: 129,009 sq.ft.

	Footprint Sq. Ft.	# of Floors/ Height	Use	Sq. Ft.
Ingenere North	33,000	7 (80')	Medical Research	200,000
Ingenere South	19,000	3-5 (55')	Light Manufacturing	50,000
Abbot North	22,000	7 (80')	Medical Research	110,000
Abbot South	21,000	3-5 (55')	Light Manufacturing	30,000
New Streets	9,000	-		-
Open Space	26,900	-	Open Space	-
Parking	-	1-2	Parking	40,000*
Total Development Sq.Ft.				390,000

FAR: 3.0

* Not included in FAR.



Proposed Back Bay tower exceeds zoning: neighbors

By JACK MEYERS

REAL ESTATE magnate Rosalind Gorin's plans for an office building at the corner of Stuart and Clarendon streets in the Back Bay exceed the site's zoning guidelines, a neighborhood leader said yesterday.

Meanwhile, Gorin described the plans for the 250,000-square-foot scheme, designed by noted Cambridge architect Graham Gund, as "still very preliminary."

"We're still very much at the stage of listening to folks and seeing what they want," Gorin said. She declined to discuss details of the building, which would be built on the site on a parking lot Gorin owns.

Ed Godfrey, president of the Neighborhood Association of the Back Bay, said leading members of the group reviewed the proposal last week. The plan calls for a 212-foot-tall office building with retail space on the ground floor.

NABB officials have not had time to formally respond to Gorin's preliminary plan, but the project as proposed exceeds the site's zoning for height and density, Godfrey said.

"Of the three hot buttons we have, she's hitting two of them — height and density," Godfrey said. Data on traffic — NABB's third main concern with all developments — is incomplete, he said.

Gorin said, "What we're doing ultimately will not exceed" the zoning limit on density for the site, but she refused to elaborate.

Theodore Chandler, a top aide to Boston Redevelopment Authority Director Stephen Coyle, said the scheme "is under review and we will be working with the community to get the best possible project for the site."

Marianne Abrams, executive director of the Back Bay Association which represents local business owners, said that part of the Back



ROSALIND GORIN
'Still very preliminary'

Bay could benefit from the development of more retail space.

In the past three years, both Gorin and the John Hancock Insurance company have wooed U. S. Postal Service officials, hoping to acquire the Back Bay Annex Post Office located on Stuart Street next to Gorin's lot. Gorin's proposal does not include the post office site.

HERALD
7/11/89

Design Guidelines:

- o New building facade to acknowledge cornice lines of adjacent historic buildings, and maintain existing streetwall plane
- o Materials to be compatible with historic context

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